


City of Florence, Alabama



**Consolidated
Annual
Performance
Evaluation Report**

Community Development Block Grant

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.

This is the 2022 Consolidated Annual Performance Evaluation Report (CAPER) detailing the accomplishments achieved in the City of Florence's 2020-2024 Consolidated Plan. The activities were undertaken by utilizing the Community Development Block Grant (CDBG) program. The following accomplishments were met in the PY22:

Public Service grants were awarded to service providers serving homeless, veterans, and extremely low, low, and moderate income populations. During this program year, there were five (5) public service agencies that assisted with health care, youth physical and educational programs, transportation, and utility assistance. The city has not demolished any blighted structures in low-moderate income areas. Due to the extremely high costs of Lead-Based Paint and Asbestos testing the City was unable to meet the expected outcome of blight removal. Unfortunately, the costs for these types of testing have become astronomical in price, and with the low amount of funding provide by HUD, the City is limited on the amount of blight removal projects. This program year, we were able to create a partnership between the Florence Community Development Division and the Community Action Agency of Northwest Alabama (CAANWAL). With partnership with CAANWAL, there were five (5) residential rehabilitation projects completed for low income citizens of Florence. As a part of Public Facilities and Improvments, there were two (2) projects completed: Dogwood Terrace Apartments for low income residents with mental handicaps and the Safeplace DV HOPE Garden that allows domestic violence victims a safe, tranquil place to garden.

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 |
|---|---|-----------------|---|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Administration | Administration | CDBG: \$ | Other | Other | 1 | 1 | 100.00% | 1 | 0 | 0.00% |
| Economic Development | Economic Stimulation | CDBG: \$ | Jobs created/retained | Jobs | 0 | 4 | | | | |
| Economic Development | Economic Stimulation | CDBG: \$ | Businesses assisted | Businesses Assisted | 0 | 1 | | 10 | 1 | 10.00% |
| Public Facilities and Infrastructure Improvements | Public Facilities and Infrastructure Improvements | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1000 | 2070 | 207.00% | 5000 | 0 | 0.00% |
| Public Facilities and Infrastructure Improvements | Public Facilities and Infrastructure Improvements | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 0 | 0 | | | | |
| Public Facilities and Infrastructure Improvements | Public Facilities and Infrastructure Improvements | CDBG: \$ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 0 | 0 | | | | |
| Public Services | Public Services | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 1231 | | 0 | 0 | |

| | | | | | | | | | | |
|----------------------------|-----------------------------------|-------------|--|------------------------|------|------|---------|------|------|---------|
| Public Services | Public Services | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1000 | 2777 | 277.70% | 2000 | 1270 | 63.50% |
| Public Services | Public Services | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 22 | | | | |
| Public Services | Public Services | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 0 | 0 | | 0 | 0 | |
| Public Services | Public Services | CDBG: \$ | Homelessness Prevention | Persons Assisted | 0 | 246 | | 0 | 107 | |
| Residential Rehabilitation | Affordable Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 0 | 5 | | 1 | 5 | 500.00% |
| Spot Blight Removal | Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 0 | | | | |
| Spot Blight Removal | Non-Housing Community Development | CDBG: \$ | Buildings Demolished | Buildings | 6 | 0 | 0.00% | 5 | 0 | 0.00% |

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

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

The City of Florence received \$346,164 in CDBG funding and receipted \$17,398 in Program Income. Priorities for the 2022 CDBG Program Year were to implement a long standing Economic Development project that stems from Florence First and to find a new partner for Residential

Rehabilitation. Funds were allocated for program administration, public service providers, residential rehabilitation, spot blight removal, and public facilities/infrastructure improvements.

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 | 549 |
| Black or African American | 567 |
| Asian | 13 |
| American Indian or American Native | 3 |
| Native Hawaiian or Other Pacific Islander | 0 |
| Total | 1,132 |
| Hispanic | 0 |
| Not Hispanic | 1,279 |

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

Narrative

A total of 1,279 individuals were assisted with CDBG funds. The majority of the individuals assisted are Caucasian or African American. Approximately zero of the individuals assisted were Hispanic. Most of the individuals assisted were of non-Hispanic ethnicity.

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 | 659,994 | 357,292 |

Table 3 - Resources Made Available

Narrative

Florence was awarded \$346,164 for the CDBG-EN 2022 program year. Projects accumulated a total of \$17,398.33 in program income. The total of available resources was \$363,562.33. During this year a total of \$357,292 was expended toward eligible projects and activities. There was a remaining \$302,702 available to commit to projects. The \$165,291 will be included in the 2022 program year projects. The Seven Points Streetscape project has been canceled because it is still in the planning phase and will be placed in a future program year. The remaining funds will move forward into the 2023 program year.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|----------------|----------------------------------|---------------------------------|---|
| East Florence | 25 | 25 | East Florence is a low income area defined by U.S Census data of more than 60% LMI households. |
| Entire City | 25 | 25 | Florence is a municipality in Lauderdale County. Population is just over 40,000 individuals |
| North Florence | 15 | 25 | North Florence is a low income area defined by U.S Census data of more than 60% LMI households. |
| Spot Blight | 25 | 0 | Spot Blight is blighted properties through-out the City limits. |
| West Florence | 10 | 25 | West Florence is a low income area defined by U.S Census data of more than 60% LMI households. |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Florence Community Development staff reviews all project submissions or request submitted to our office. Approved projects must qualify based on CDBG eligibility and national objective. The city only considers eligible projects based on LMI, LMA, LMH, or LMJ. Geographic distribution for CDBG projects is typically evenly distributed because North, West, East and the central business district (CBD) are all

located alongside each other. These locations reflect the highest number of LMI based on the U.S Census.

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.

The Community Development Block Grant funds were leveraged by funding projects that provided the maximum benefits to low moderate-income citizens. No financial leverages were made on these federal funds. A match is not required and property was not purchased with this funding. The city did not use publicly owned land or property to leverage CDBG funds or activities.

CR-20 - Affordable Housing 91.520(b)

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

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units | 5 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 250 | 5 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 255 | 5 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of households supported through Rental Assistance | 25 | 107 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 0 | 5 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 25 | 112 |

Table 6 – Number of Households Supported

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

The Florence Community Development Division strives to meet and exceed the annual goals for those served with the Community Development Block Grant program. As usual, all recipients of the the public service programs served more clients with the same or less funding. To date, we have developed a local partnership wiht the Community Action Agency of Northwest Alabama. While they find the reporting to be to extensive for the labor and return of the projects. We are positive and hopeful the partnership and program will grow.

Discuss how these outcomes will impact future annual action plans.

The outcomes of the difficulties encountered are the Florence CD division will continue to actively search for partnerships that assist with low and moderate client residential rehabilitation.

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.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 107 | 0 |
| Low-income | 0 | 0 |
| Moderate-income | 0 | 0 |
| Total | 107 | 0 |

Table 7 – Number of Households Served

Narrative Information

The Florence Community Development Division (FCDD) has funded four project activities during PY2022, that served 107- low- and moderate-income individuals. FCDD funded all applicants that aid with affordable housing or services provided to those which reside in low income housing or receive housing choice vouchers. According to information found at www.affordablehousingonline.com, Florence has 24 Low Income Apartment communities which feature 1,668 affordable apartments. There are 1,184 income-based apartments that typically do not pay more than 30% of their income on rent and utilities. There are 484 rent subsidies that do not provide direct rental assistance but remain affordable to low income households.

HUD asks Florence to assess and explain “worst case needs” for meeting the needs of the person with disabilities. At this time, through public meetings and surveys persons with disabilities are not providing a need that has not been met. Therefore, there is not a known worst case need in Florence for those with disabilities. For “worst case needs” of housing Florence has seen an increase in AirBNB properties that currently do not have local rules and regulations in place by the Florence Building Department. These properties are being purchased and “flipped” by developers in low and moderate areas of town decreasing the opportunities for home ownership or long-term rental. To summarize, Florence needs affordable housing options. Currently, we are conducting research to gather as much information about the lack of housing in Florence.

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 Florence and the Homeless Care Council of Northwest Alabama (HCCNWA) work in tandem to maximize the services and support to area homeless. The Homeless Care Council reaches the homeless population through coordinating with other agencies to provide direct services to homeless clients. Currently, the CoC is "under construction" therefore they are in the midst of developing several policies, procedures, and plans to address the needs of the area's homeless population. However, the City has supported and will continue to support the Continuum of Care while "under construction" along with supporting the local agencies that provide direct aid to homeless, LI, or MI individuals/households.

Community Action Agency of Northwest Alabama (CAANWAL) is the HMIS Lead Agency, therefore, holds the majority of the local homeless data. Community Action also is a provider of rent and utility assistance, rapid re-housing, homeless prevention, Meal on Wheels, and several other activities that meet the needs of the homeless or those in danger of becoming homeless within Florence. In summary, when assessing the needs of the homeless individual needs we utilize the HMIS data provided by CAANWAL.

Addressing the emergency shelter and transitional housing needs of homeless persons

The HCCNWA seeks out agencies and organizations working to rapidly re-house and provide permanent housing solutions to the homeless population of the CoC. Partnering with these agencies, the HCCNWA works one on one to see that the needs are met and any additional services are provided.

The City of Florence, fosters ongoing partnerships with the Community Action Agency of Northwest Alabama, Safeplace, The Salvation Army of the Shoals, Thrive Alabama, and Freedom House in providing emergency shelter and transitional housing needs. The City of Florence provides Emergency Shelter Grants to the Salvation Army, Community Action Agency of Northwest Alabama, and Safeplace to provide emergency shelter, rapid re-housing, and homeless prevention. Salvation Army and Safeplace are the only shelters in the surrounding six-county area that provide housing to homeless and domestic violence victims 24/7, 365 days a year.

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

During Program Year 2022 Annual Action Plan; the City allocated \$54,500 to Public Services agencies that assist qualified individuals with transportation, youth education, and recreation services, health care, subsistence payments, and food banks. The City of Florence requires discharge policies congruent with the continuum of care for providers receiving CDBG funding.

The City of Florence supports the Continuum of Care and its mission. The CoC is currently "under construction" therefore they are in the midst of developing a discharge policy for federal and state-funded institutions. However, each agency funded with state funding has adopted a discharge policy under the Emergency Solutions Grant. Clients must review the discharge policy and sign a waiver that they have reviewed the procedures. Copies are placed in client files.

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 CoC fosters collaborations with the Florence Housing Authority and Community Action Agency of Northwest Alabama to facilitate client housing needs. Additional resources with other non-profit and faith-based partners are mobilized to prevent chronic, or reoccurring homelessness.

As previously stated the City supports the local CoC and its missions. However, the CoC is currently "under construction" and working on a plan to end homelessness through services provided to those in need in the Continuum's six-county service area. We support the CoC with data, information, and coordination among contacts, groups, service providers, and elected officials. Currently, service providers coordinate services among each other to provide homeless clients with needs to be housed or supported to prevent them from becoming homeless. For example, if a client checks in at the Salvation Army for shelter they are provided a caseworker. The caseworker meets with the client to discuss the needs and support required to house and help them become self-sufficient. Contacts with the Shoals Career Center are contacted for job openings, Florence Housing is contacted to check on the status of housing, Community Action is contacted for assistance for housing as well if it is a quicker turnaround than the list a housing authority. Community Action can also assist with vouchers for clothing, housewares, and furniture and food by contacting agencies such as St. Vincent de Paul. The caseworker from Salvation Army also assists the client by assisting them in signing up for food stamps and Medicaid. The Riverbend Center for Mental Health is also contacted if the client has mental health requirements. For all other health concerns, the Shoals Community Health Clinic is contacted for medicines, etc.

Providing assistance to the homeless is typically a lengthy process, however, the local agencies that assist with homelessness make it a priority to house a client as quickly as possible to lessen the trauma

that often comes from clients becoming homeless. Caseworkers often remain in contact for a total of a 12 month period to ensure that clients remain self-sufficient and budget accordingly.

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

Actions taken to address the needs of public housing

The Florence Housing Authority (FHA) is now classified as a Housing Choice Voucher Program. The Housing Choice Voucher Program is a tenant-based rental assistance program eligible to families within Lauderdale County that are income qualified. Families may use their vouchers with private landlords throughout our jurisdiction in Lauderdale County. The objective for FHA is to empower families to improve our community. A family interested in participating in the Housing Choice Voucher Program may apply to the waitlist by submitting an online application. Applicants are placed on the waiting list, and when the applicant's name reaches the top of the list, the applicant is contacted for an interview. They must provide income verification, asset verification, family composition, birth certificates, and social security numbers for all family members and other information used in determining eligibility. Applicants must pass a criminal background screening. Applicants must attend a briefing to receive their Housing Choice Voucher. They will receive information such as family obligations and the number of bedrooms for which they qualify. This briefing is about two hours and teaches families how and where to find a unit, how to maintain the unit, how to remain in the program, along with additional information on the tenancy. Participants are responsible for locating their own rental unit. An initial inspection is conducted, and the unit must meet the Department of Housing and Urban Development's (HUD) Quality Housing Standards (HQS). The rent is set by the owner of the property, however, the rent charged must be reasonable and in accordance with FHA and HUD guidelines. The participant and the landlord will sign an assisted lease agreement. The landlord must provide a lease that is the same agreement used for unassisted tenants. FHA is not a party to the lease. Rather, the landlord and FHA execute a housing assistance payment contract (HAP). Families are not parties to the HAP contract. After the unit passes the inspection and all required documents are signed, the family may move in and HAP will begin. Payments are made the first week of each month.

The Florence Housing Authority has an amazing program that is available to all those that are on a fixed monthly income. The City understands that the voucher program has a lengthy waiting list. However, the Florence Housing Authority is in the process of demolishing current outdated units and building newer and additional housing units to hopefully accommodate a shorter waitlist. The City has supported the efforts of the Housing Authority by using general fund dollars to assist with the rebuilding of the new housing. Florence has provided support within internal departments such as Planning, Building, and Engineering to assist with the new build as well. In return, the increase in apartments should shorten the waiting list significantly.

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

Florence Planning and Community Development staff correspond with the Florence Housing Authority Director on a regular basis to discuss the needs of the public housing residents. The City of Florence supports those endeavors by means available such as funding, networking, coordinating, etc. For

example, Florence Housing Authority has a partnership with the Community Action Agency of the Shoals and Operation Hope. Community Action Agency provides a free homebuyers class that is offered to anyone seeking home ownership. During the class, the Director of Operation Hope is present to schedule monthly meetings to discuss financial stability and credit counseling. Depending on the severity of the issues clients that are serious about seeking home ownership can become pre-approved within six to twelve months from the initial counseling visit.

Actions taken to provide assistance to troubled PHAs

Florence does not have a troubled Public Housing Authority.

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)

The following are factors evaluated each year to ensure that they do not become impediments to Fair Housing Choice:

- **Tax Policies:** The Lauderdale County Tax Assessor's Office assesses the value of a property according to size, improvements, etc., and the property tax computation is 10% for owner-occupied properties and 20% for non-owner-occupied properties, plus the millage of .049 of the assessed value. There is a homestead exemption for owner-occupied properties of \$77.50. There is also an exempt status for seniors 65 years or older who are disabled or meet low-income criteria. These tax rates are commensurate with rates in other cities of our size and do not seem to have an adverse effect on the cost of housing.
- **Land use controls:** Land use controls are only achieved through the Chart of Permitted Uses in the Zoning Ordinance (see below), but are not restrictive as to have an adverse effect on housing costs.
- **Zoning ordinances:** The City of Florence Zoning Ordinance has revealed no regulatory barriers which hinder the cost of housing. A few years ago, Florence restructured its Zoning Ordinance to be more in line with other cities of similar size and has included a separate zoning designation for multi-family residential to better allow for orderly growth. The mechanism is in place for the creation of higher density zones, such as Planned Building Groups and Planned Residential Developments, by the Planning Commission and the City Council based on the submission of acceptable development proposals.
- **Building codes:** International Building and Housing Codes, which are recognized and approved by the International Code Council, BOCA (Building Officials & Code Administrators) International, the International Conference of Building Officials, and the Southern Building Code Conference, are adopted for use in the City of Florence. Since these codes are so widely used and are favorably recognized by so many in the building industries, we feel they pose no threat to the cost of housing in any adverse way.
- **Fees, charges:** Building permit fees for single-family residential are calculated using the latest building valuation data, available on January 1st of each year, as provided by the Southern Building Code Congress International. Valuation per square foot of heated areas, as published in the valuation data for average construction, is used. Valuation of unheated areas, unfinished basements, garages, detached garages, and accessory structures is calculated as one-fourth (1/4) of one (1) percent of total valuation. Fees for residential other than single-family dwellings are calculated using actual cost of construction or latest building valuation data as provided by the Southern Building Code Congress International. Valuation per square foot of heated areas is used as per that published in the valuation data. Valuation of unheated areas is

calculated as one-fourth (1/4) the value per square foot of that provided in the valuation data for heated areas. Since these fees follow the recommendations of established valuation data, we don't consider that they adversely affect housing costs.

- Growth limits: None except for what is achieved through land use according to the Zoning Ordinance (see above), none of which adversely affect housing costs.

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

The City of Florence is part of a network of service and support agencies to meet the needs of residents within the city. Although no major underserved needs have been identified. Funding obstacles can slow services. Innovative fundraising methods along with documented collaboration measures ensure all available funds are utilized in a coordinated and fiscally responsible manner.

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

Based on the City of Florence Policies and Procedures all lead-based paint activities, including waste disposal performed under this part shall be performed in accordance with applicable Federal Laws and Authorities. All activities are subject to the applicable environmental review requirements of the National Environmental Policy Act of 1969, the toxic substance control act, Title IV, and other environmental laws and authorities listed in the policies and procedures.

To further clarify, the City of Florence's Lead-Based Paint Mitigation is discussed under the Residential Rehabilitation Policy and Procedure. However, to summarize we typically do not disturb paint. A visual assessment is performed during the initial inspection. Contractors are notified to utilize safe work practices in cases where painted surfaces are present. If there is a case where the contractor disturbs more than the 10% exemption rule, they are required to contact our office and we will send a local Environmental firm to test for LBP. If it is present, a second contractor will be contracted to properly abate and dispose of all LBP. Then the contractor can continue work.

-----APPLICATION INFO FOR THE LEAD ALLEVIATION PROGRAM-----

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

The city of Florence encourages homeownership and family self-sufficiency through collaborations with service providers. To the extent possible, the City financially supports programs to upgrade living conditions and economic opportunities to reduce the number of families living in poverty. However, the City is not a direct service provider therefore, we rely on local partners.

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

The City of Florence, Alabama, the county seat of Lauderdale County, is designated by population as a Class 5 municipality by the State of Alabama. The city operates under the Mayor-City Council structure.

Every four years the voting populous of Florence elects a mayor at large and six city council district representatives. The full-time mayor serves as the chief elected official and chief administrator of 28 different departments. Each is managed by a department head responsible for administering the budget and activities of their respective purview. Organizational issues arising are the responsibility of the mayor as the chief administrator. The Manual for Supervisors and Employees exists to standardize recurring personnel actions throughout the City of Florence. The aforementioned manual places emphasis upon supervisor-employee relationships and procedures.

19 of the 28 department heads are City of Florence careerists with more than 25 years in the position. The City's hierarchical structure of personnel is representative of its role culture in which employees know their jobs, report to their superiors, and value efficiency and accuracy foremost. The Mayor and City Council place a high emphasis on progressive thinking, continuing education, and interdepartmental cooperation. In Community Development, 14 of the 28 City departments are involved in the successful implementation of its mission and projects.

The City of Florence has a reputation for providing the best services of all area municipalities. Departments have well-educated, highly-trained staff, and employees have a genuine desire to do what is best for citizens and their colleagues. Departments are expected to utilize technology collaboratively to improve effectiveness and efficiency in the delivery of services. A partnership with the University of North Alabama in Florence allows employees to receive deeply discounted tuition to pursue all degree levels in a variety of academic paths. Each department receives professional development funding to take advantage of seminars, conferences, and courses offered by other external agencies and partners including HUD, ADECA, ARC, Alabama League of Municipalities, EPA, FHWA, ALDOT, NCDA, and ESRI.

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

The City will continue to attend meetings held at the various private and public services in order to stay current with concerns and issues in public housing and social service providers. The City meets quarterly with the local Continuum of Care that is a coalition of shelters, agencies, businesses, municipalities, institutions of higher learning, private citizens, and other interested parties, whose purpose is to increase the capacity to solve the problems of homelessness throughout Northwest Alabama. We also participate in a TASK Force Meeting held quarterly by the Alabama Department of Human Resources-Lauderdale County Office. Community Development staff participates in the Florence Planning Commission meetings to understand the potential growth within the City. Community Development staff joins local service providers, housing agencies, law enforcement, and mental health agencies in Housing Hope meetings.

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

Notably, no fair housing complaints have been filed with local agencies, nor any state or federal court in

Florence. Further, Legal Services Corporation of Alabama, which provides legal assistance to low-income persons, verified no cases involving Fair Housing Discrimination under their purview. Lack of education and knowledge of fair housing laws, and complex enforcement procedures will always be of concern for the City.

Efforts are ongoing to discover best practices and innovative methods to inform and educate citizens, property owners, and elected officials on Fair Housing rights to prevent segregation, improve self-sufficiency, and protect housing affordability. This includes participation in fair housing workshops and seminars to stay abreast of fair housing laws and enforcement procedures, sharing information, providing fair housing literature to the public, and provide assistance and referrals to persons wanting to register fair housing complaints. The City will also continue to fund Public Service providers which focus on providing assistance with fair housing rights, homeownership assistance, mortgage counseling, and self-sufficiency.

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

Sub-recipients are monitored annually to ensure compliance with all of the requirements outlined in their agreement with the grantee. Not only is this good management practice but it is also required by HUD regulations.

The City of Florence Planning and Community Development staff contacts each sub-recipient to arrange the monitoring visit. The sub-recipient will be informed regarding the initial records to be reviewed. These records should be ready for review upon the monitor's request and available at any time per the request of the City of Florence or the U.S Department of Housing and Urban Development. The monitor will review the records selected and discuss record-keeping methods with staff who maintain them. Copies of certain documents and records may be made for purposes of preparing the report. The monitor will call or meet with the sub-recipient director to discuss the results of monitoring. The Director may invite staff and/or board members as he/she deems appropriate.

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.

Citizens were given a comment period of a minimum of 15 days to provide input on the Consolidated Action Plan and Evaluation Report (CAPER). The CAPER was advertised in the local free newspaper, The Courier-Journal from July 10, 2023 thru July 25, 2023. The CAPER was placed on the City of Florence website for review as well. Citizens were directed to send any questions, comments, or suggestions to cdbg@florenceal.org. Minorities, non-English speaking persons and persons with disabilities may request CAPER review accommodations via email and requests will be met with interpreters from the University of North Alabama.

As of ----- there were no public comments, suggestions, or requests received.

https://florenceal.org/departments/planning_and_community_development/community_development_block_grant.php

CR-45 - CDBG 91.520(c)

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

The geographic location of the Florence Community Development Block Grant has not changed. However, due to the pandemic COVID-19, the experiences and situations have been modified. The Florence Housing Authority transportation project has resumed. The Food Bank of North Alabama began the distribution of food boxes again.

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

No

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

CR-45 - CDBG 91.520(c)

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

The geographic location of the Florence Community Development Block Grant has not changed. However, due to the pandemic COVID-19, the experiences and situations have been modified. The Florence Housing Authority transportation project has resumed. The Food Bank of North Alabama began the distribution of food boxes again.

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | | | | | |
| Total Section 3 Worker Hours | | | | | |
| Total Targeted Section 3 Worker Hours | | | | | |

Table 8 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | | | | | |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | | | | | |
| Direct, on-the job training (including apprenticeships). | | | | | |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | | | | | |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | | | | | |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | | | | | |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | | | | | |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | | | | | |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | | | | | |
| Held one or more job fairs. | | | | | |
| Provided or connected residents with supportive services that can provide direct services or referrals. | | | | | |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | | | | | |
| Assisted residents with finding child care. | | | | | |
| Assisted residents to apply for, or attend community college or a four year educational institution. | | | | | |
| Assisted residents to apply for, or attend vocational/technical training. | | | | | |
| Assisted residents to obtain financial literacy training and/or coaching. | | | | | |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | | | | | |
| Provided or connected residents with training on computer use or online technologies. | | | | | |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | | | | | |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | | | | | |

| | | | | | |
|--------|--|--|--|--|--|
| Other. | | | | | |
|--------|--|--|--|--|--|

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Florence used qualitative efforts to encourage Section 3 opportunities. For example, Florence First is an opportunity for small businesses to apply for funding assistance. **Florence First recipient data reflects that a 100% of businesses are locally owned, 55% employing low-Moderate Income Persons, 51% to Disadvantaged Business Enterprises, and 14% to Minority Owned Businesses.** Funding opportunities were advertised in several media outlets such as Times Daily and Courier Journals, Mayors news blast via participants email, City of Florence website, public bulletins. Many of the recipients of Florence First provided direct, on the job training. All residents of Florence with small businesses were encouraged to participate. However, Florence Community Development Block Grant allocation totals around \$300k annually. It is a rare circumstance that recipients of CDBG funds exceed the threshold of \$200,000. Therefore, Section 3 is difficult for Florence to utilize when funding rarely allows the opportunity.

Attachment

Florence 2022 CAPER Cover Page

PY2022 IDIS PR02 Report

IDIS - PR02

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 FLORENCE,AL

DATE: 07-10-23
 TIME: 10:32
 PAGE: 1

REPORT FOR CPD PROGRAM: ALL
 PGM YR: 2022
 Formula and Competitive Grants only

| Plan Year | IDIS Project | Project | IDIS Activity ID | Activity Name | Activity Status | Program | Funded Amount | Draw Amount | Balance |
|-----------|--------------|--|------------------|--|-----------------|-------------|---------------------|---------------------|---------------------|
| 2022 | 1 | Administrative | 666 | Salary & Fringe | Completed | CDBG | \$62,712.40 | \$62,712.40 | \$0.00 |
| | | | 667 | Office Equipment & Maintenance | Open | CDBG | \$2,500.00 | \$2,215.00 | \$285.00 |
| | | | 668 | Travel & Education | Completed | CDBG | \$3,645.15 | \$3,645.15 | \$0.00 |
| | | Project Total | | | | | \$68,857.55 | \$68,572.55 | \$285.00 |
| | 2 | Public Services | 669 | St. Vincent de Paul | Completed | CDBG | \$10,000.00 | \$10,000.00 | \$0.00 |
| | | | 671 | FHS- Engineering Program | Completed | CDBG | \$2,450.00 | \$2,450.00 | \$0.00 |
| | | | 672 | FHA Transit | Completed | CDBG | \$9,354.59 | \$9,354.59 | \$0.00 |
| | | | 678 | Common Ground Shoals | Completed | CDBG | \$12,000.00 | \$12,000.00 | \$0.00 |
| | | | 679 | Shoals Community Clinic | Completed | CDBG | \$14,000.00 | \$14,000.00 | \$0.00 |
| | | Project Total | | | | | \$47,804.59 | \$47,804.59 | \$0.00 |
| | 3 | Public Facilities and Improvements | 673 | Dogwood Terrace Apartments | Open | CDBG | \$80,530.09 | \$80,530.09 | \$0.00 |
| | | | 674 | DV Hope Garden | Open | CDBG | \$28,640.00 | \$0.00 | \$28,640.00 |
| | | Project Total | | | | | \$109,170.09 | \$80,530.09 | \$28,640.00 |
| | 4 | Economic Development | 680 | Companion Coffee Roasters & Co | Open | CDBG | \$12,000.00 | \$0.00 | \$12,000.00 |
| | | Project Total | | | | | \$12,000.00 | \$0.00 | \$12,000.00 |
| | 6 | Residential Rehabilitation Partnership | 681 | Community Action Agency of Northwest Alabama | Open | CDBG | \$100,000.00 | \$0.00 | \$100,000.00 |
| | | Project Total | | | | | \$100,000.00 | \$0.00 | \$100,000.00 |
| | | Program Total | | | | CDBG | \$337,832.23 | \$196,907.23 | \$140,925.00 |
| | | 2022 Total | | | | | \$337,832.23 | \$196,907.23 | \$140,925.00 |
| | | Program Grand Total | | | | CDBG | \$337,832.23 | \$196,907.23 | \$140,925.00 |
| | | Grand Total | | | | | \$337,832.23 | \$196,907.23 | \$140,925.00 |

PY2022 IDIS PR26 Report

| | | |
|---|--|----------------|
|  | Office of Community Planning and Development | DATE: 07-10-23 |
| | U.S. Department of Housing and Urban Development | TIME: 10:33 |
| | Integrated Disbursement and Information System | PAGE: 1 |
| | PR26 - CDBG Financial Summary Report | |
| | Program Year 2022 FLORENCE, AL | |

PART I: SUMMARY OF CDBG RESOURCES

| | |
|---|------------|
| 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR | 0.00 |
| 02 ENTITLEMENT GRANT | 346,164.00 |
| 03 SURPLUS URBAN RENEWAL | 0.00 |
| 04 SECTION 108 GUARANTEED LOAN FUNDS | 0.00 |
| 05 CURRENT YEAR PROGRAM INCOME | 17,398.33 |
| 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE) | 0.00 |
| 05b FUNDS RETURNED TO THE LINE-OF-CREDIT | 0.00 |
| 05c FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT | 0.00 |
| 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE | 0.00 |
| 08 TOTAL AVAILABLE (SUM, LINES 01-07) | 363,562.33 |

PART II: SUMMARY OF CDBG EXPENDITURES

| | |
|--|------------|
| 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 288,719.76 |
| 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT | 0.00 |
| 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10) | 288,719.76 |
| 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 68,572.55 |
| 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) | 357,292.31 |
| 16 UNEXPENDED BALANCE (LINE 08 - LINE 15) | 6,270.02 |

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

| | |
|--|------------|
| 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 | 288,719.76 |
| 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT | 0.00 |
| 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20) | 288,719.76 |
| 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11) | 100.00% |

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

| | |
|---|---------|
| 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION | 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% |

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

| | |
|---|------------|
| 27 DISBURSED IN IDIS FOR PUBLIC SERVICES | 20,189.67 |
| 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) | 20,189.67 |
| 32 ENTITLEMENT GRANT | 346,164.00 |
| 33 PRIOR YEAR PROGRAM INCOME | 17,398.35 |
| 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP | 0.00 |
| 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34) | 363,562.35 |
| 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35) | 5.55% |

PART V: PLANNING AND ADMINISTRATION (PA) CAP

| | |
|--|------------|
| 37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 68,572.55 |
| 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) | 68,572.55 |
| 42 ENTITLEMENT GRANT | 346,164.00 |
| 43 CURRENT YEAR PROGRAM INCOME | 17,398.33 |
| 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP | 0.00 |
| 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44) | 363,562.33 |
| 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45) | 18.86% |



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|--------------------------------------|-------------|--------------------|---------------------|
| 2022 | 3 | 673 | 6735623 | Dogwood Terrace Apartments | 03B | LWC | \$80,530.09 |
| | | | | | 03B | Matrix Code | \$80,530.09 |
| 2022 | 2 | 678 | 6737437 | Common Ground Shoals | 03D | LWC | \$12,000.00 |
| | | | | | 03D | Matrix Code | \$12,000.00 |
| 2021 | 3 | 665 | 6695767 | FHA Beautification- Sweetwater Ridge | 03N | LMA | \$150,100.00 |
| | | | | | 03N | Matrix Code | \$150,100.00 |
| 2022 | 2 | 679 | 6747768 | Shoals Community Clinic | 03P | LMA | \$14,000.00 |
| | | | | | 03P | Matrix Code | \$14,000.00 |
| 2021 | 2 | 654 | 6628279 | Common Ground Shoals | 05D | LWC | \$488.21 |
| 2022 | 2 | 671 | 6732228 | FHS- Engineering Program | 05D | LWC | \$1,066.55 |
| 2022 | 2 | 671 | 6741851 | FHS- Engineering Program | 05D | LWC | \$1,383.45 |
| | | | | | 05D | Matrix Code | \$2,948.21 |
| 2022 | 2 | 672 | 6735592 | FHA Transit | 05E | LMA | \$6,332.47 |
| | | | | | 05E | Matrix Code | \$6,332.47 |
| 2021 | 2 | 663 | 6631743 | YMCA of the Shoals | 05L | LWC | \$625.00 |
| | | | | | 05L | Matrix Code | \$625.00 |
| 2021 | 2 | 664 | 6626915 | HCCNWAL- Eyecare Program | 05M | LWC | \$283.99 |
| | | | | | 05M | Matrix Code | \$283.99 |
| 2022 | 2 | 669 | 6693141 | St. Vincent de Paul | 05Q | LWC | \$10,000.00 |
| | | | | | 05Q | Matrix Code | \$10,000.00 |
| 2021 | 4 | 661 | 6626917 | Ernest Barber LLC | 18A | LNU | \$3,400.00 |
| 2021 | 4 | 670 | 6693146 | Red Cow Coffee | 18A | LMA | \$8,500.00 |
| | | | | | 18A | Matrix Code | \$11,900.00 |
| Total | | | | | | | \$288,719.76 |

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity to prevent, prepare for, and respond to Coronavirus | Activity Name | Grant Number | Fund Type | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|--|---|--------------|-----------|-------------|--------------------|--------------------|
| 2021 | 2 | 654 | 6628279 | No | Common Ground Shoals | B21MC010003 | PI | 05D | LWC | \$488.21 |
| 2022 | 2 | 671 | 6732228 | No | FHS- Engineering Program | B22MC010003 | PI | 05D | LWC | \$1,066.55 |
| 2022 | 2 | 671 | 6741851 | No | FHS- Engineering Program | B22MC010003 | EN | 05D | LWC | \$1,196.56 |
| 2022 | 2 | 671 | 6741851 | No | FHS- Engineering Program | B22MC010003 | PI | 05D | LWC | \$187.89 |
| | | | | | | | | 05D | Matrix Code | \$2,948.21 |
| 2022 | 2 | 672 | 6735592 | No | FHA Transit | B22MC010003 | EN | 05E | LMA | \$6,332.47 |
| | | | | | | | | 05E | Matrix Code | \$6,332.47 |
| 2021 | 2 | 663 | 6631743 | No | YMCA of the Shoals | B21MC010003 | EN | 05L | LWC | \$457.60 |
| 2021 | 2 | 663 | 6631743 | No | YMCA of the Shoals | B21MC010003 | PI | 05L | LWC | \$167.40 |
| | | | | | | | | 05L | Matrix Code | \$625.00 |
| 2021 | 2 | 664 | 6626915 | No | HCCNWAL- Eyecare Program | B21MC010003 | PI | 05M | LWC | \$283.99 |
| | | | | | | | | 05M | Matrix Code | \$283.99 |
| 2022 | 2 | 669 | 6693141 | No | St. Vincent de Paul | B22MC010003 | EN | 05Q | LWC | \$10,000.00 |
| | | | | | | | | 05Q | Matrix Code | \$10,000.00 |
| Total | | | | No | Activity to prevent, prepare for, and respond to Coronavirus | | | | | \$20,189.67 |



LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount | |
|--------------|--------------|---------------|----------------|--------------------------------|-------------|--------------------|--------------------|--------------------|
| 2022 | 1 | 666 | 6689002 | Salary & Fringe | 21A | | \$30,451.35 | |
| 2022 | 1 | 666 | 6699735 | Salary & Fringe | 21A | | \$12,384.25 | |
| 2022 | 1 | 666 | 6711579 | Salary & Fringe | 21A | | \$15,148.00 | |
| 2022 | 1 | 666 | 6735724 | Salary & Fringe | 21A | | \$4,728.79 | |
| 2022 | 1 | 667 | 6689002 | Office Equipment & Maintenance | 21A | | \$2,215.00 | |
| 2022 | 1 | 668 | 6689003 | Travel & Education | 21A | | \$650.00 | |
| 2022 | 1 | 668 | 6732224 | Travel & Education | 21A | | \$3,095.15 | |
| Total | | | | | | 21A | Matrix Code | \$68,572.55 |