

2010 – 2015 Consolidated Plan

Live, Work & Play!



o Business

Prepared
by
The Department of Community Development
City of Decatur Alabama

With assistance from
C. Jordan-Wilson & Associates

December 15, 2009

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SECTION I: PURPOSE OF THE CONSOLIDATED PLAN

The preparation of a Consolidated Plan is the first step in applying for and receiving federal money for housing and community development programs. The City of Decatur must submit a consolidated plan every five years to the U.S. Department of Housing and Urban Development (HUD) that describes the state of the community assessing specific needs, levels of service and gaps in services that support low to moderate income residents. The City receives annual Community Development Block Grant (CDBG) funds from HUD which can be used to support projects, programs and services which address needs confronting low to moderate income residents. The Consolidated Plan takes a current snapshot of social and economic indices to establish a unified, coordinated vision for community development actions for the upcoming five years. This vision will be fulfilled through strategic actions and programs with focused goals and actions aimed toward improving the quality of life for low to moderate income residents of the City.

The lead agency for the development and implementation of the Consolidated Plan for Decatur is the City of Decatur's Community Development Office. This document fulfills HUD's requirements by providing a framework of how Decatur will pursue its community planning, economic development and housing programs. The Consolidated Plan serves as a planning tool and was constructed on participation and consultation from multiple publics, key stakeholders, and interested residents in the City. The plan identifies the priority goals and activities that will guide the expenditure of CDBG funds for the program years of 2010-2015.

As prescribed by HUD the Consolidated Plan is designed to be a collaborative process where by a community establishes a unified vision for community development. The process of developing and implementing this plan affords, as denoted by HUD, "local jurisdictions the opportunity to shape the various housing and community development

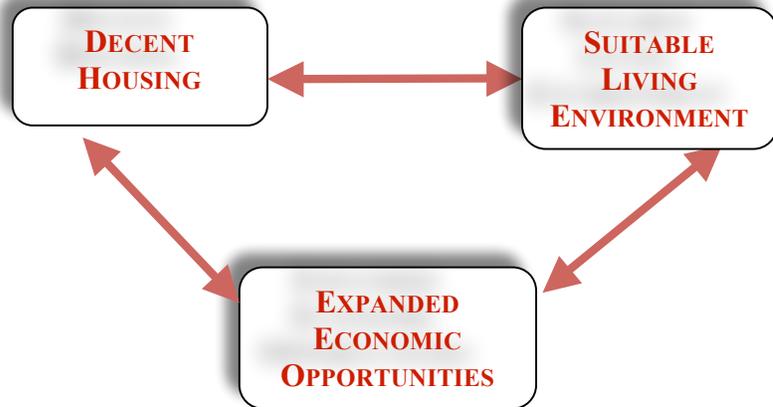


Figure 1: Program Goals of the Consolidated Plan

programs into effective, coordinated neighborhood and community development strategies." The preparation of the City of Decatur's Consolidated Plan is required to meet the application requirement for the Community Development Block Grant that Decatur receives as an entitlement city. The

purpose of the Consolidated Plan is to be fulfilled through the pursuance of the three statutory program goals established by HUD.

The primary aim of the Consolidated Plan's program goals is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities primarily for low and moderate-income persons.

SECTION II: 2010-2015 CONSULTATION AND APPROVAL PROCESS

The Department of Community Development oversees the preparation of the Consolidated Plans, encouraging participation of the community-at-large and consults with key informants and principal community entities. The Citizen Participation process involved three neighborhood based community meetings. Meetings were also held with the longest continuous community-based organization, Zone One. For the past twelve years, Zone One has met once a month to discuss neighborhood needs and the avenues available to address those needs. Another meeting was held in the Grant/Goodyear areas and in the East Acres public housing community.

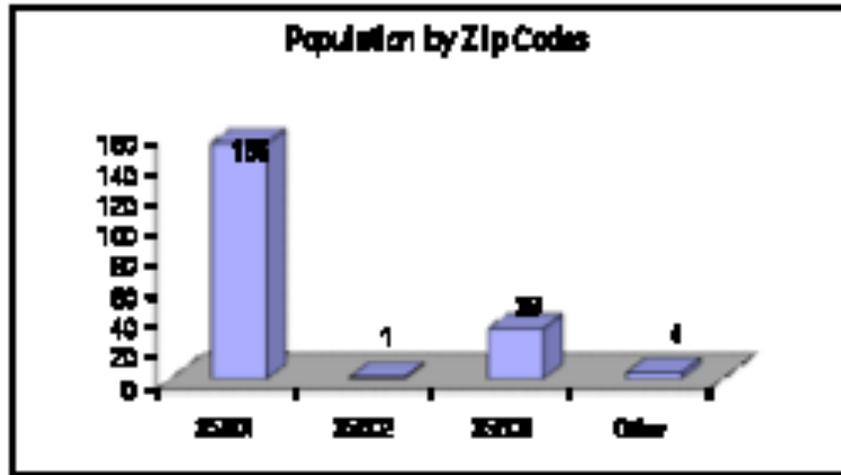
A survey was developed to gain input from the community at large to assist in the establishment of priority needs where CDBG funds should be utilized. This survey was placed on the City of Decatur's website, in the Decatur Daily Newspaper and at the Turner Surles Community Resource Center. Results from the survey are shown below.

Decatur's 2010-2016 Consolidated Plan: Needs Assessment Survey

Of the 193 responses, 155 (80%) of the population surveyed resided in zip code 35601; 33 (17.1%) resided in 35603 (Figure 2.0).

Fig. 2.0: Number of Respondents by Zip Code

Source: Needs Assessment Survey, 2009



Residents were asked to rate needs related to providing decent and affordable housing. Of the 188 persons who responded to this question, 128 (68%) felt that this was a high need. A total of 172 (91.5%) felt that this was a need (Figure 2.1)

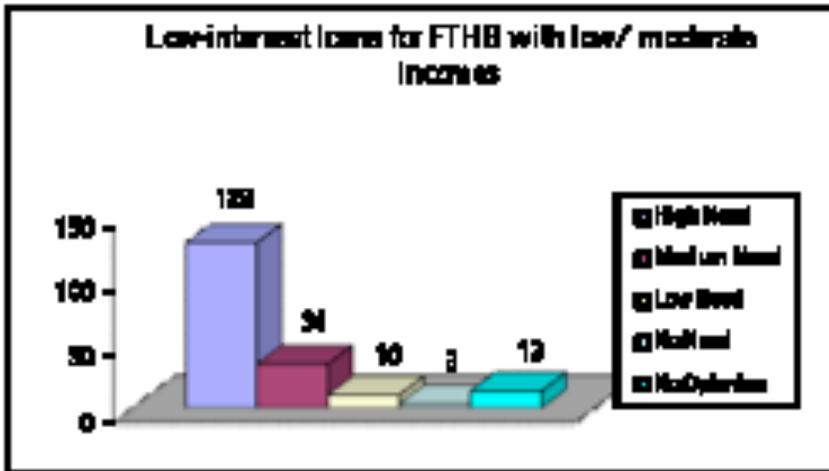


Figure 2.1: Opinions on the Level of Need for Making Low Interest Loans for First Time Home Buyers with Low or Moderate Incomes

Source: Needs Assessment Survey, 2009

Respondents were asked to rank the level of need for building new single-family homes for first-time homebuyers with low or moderate incomes. A total of 186 persons responded to this question. A total of 105 (56.4%) persons indicated that this was a high need; 167 (90%) persons felt that there was a need for building new single-family homes for first-time homebuyers with low or moderate incomes. Nineteen (10.2%) felt that this issues was not a need or they had no opinion (Figure 2.2).

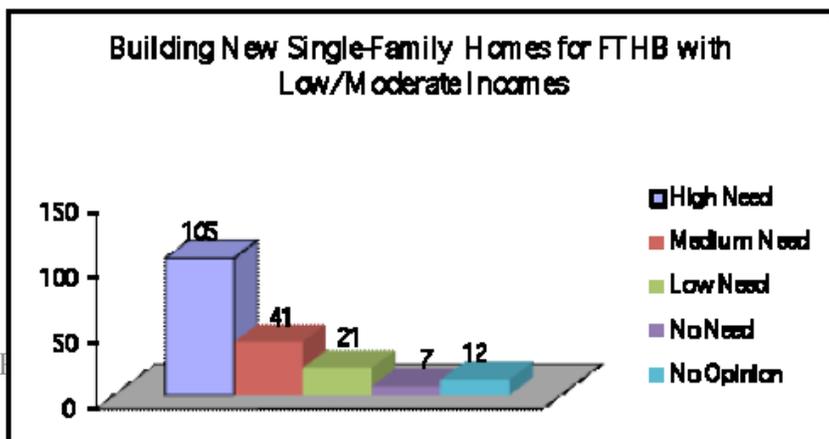


Figure 2.2: Opinions on the Level of Need for Building New Single-Family Homes for First-Time Homebuyers with Low or Moderate Incomes

Source: Needs Assessment Survey, 2009

Respondents were asked about the need for repairing single-family homes owned by families with low or moderate incomes. A total of 189 persons responded to this question. A total of 118 (58%) indicated that this was a high need. One hundred and seventy four persons (92.1%) of the respondents indicated that this was a need (Figure 2.3).

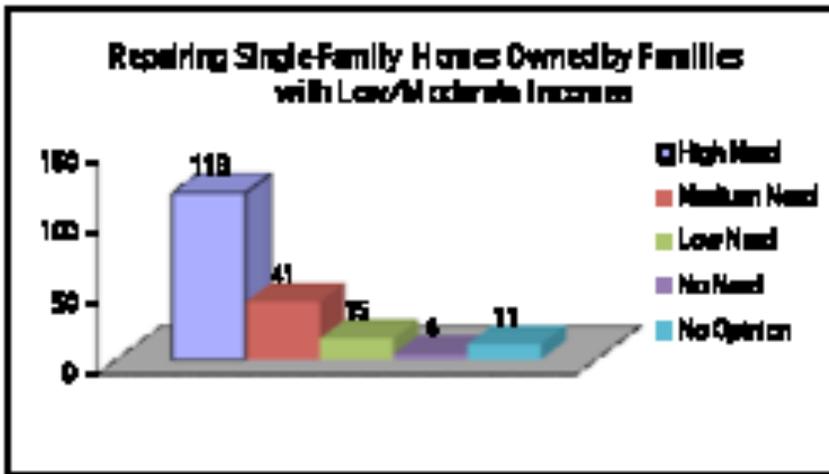


Figure 2.3: Opinions on the Level of Need for Repairing Single-Family Homes owned by Families with Low or Moderate Incomes

Source: Needs Assessment Survey, 2009

Respondents were asked to rank the need for building new rental apartments for families with low or moderate incomes. A total of 178 persons responded to this question, 82 (46.1%) of whom indicated that this was a high need (Figure 2.4).



Figure 2.4: Opinions on the Level of Need for Building New Rental Apartments for Families with Low or Moderate Incomes

Source: Needs Assessment Survey, 2009

Figures 2.5 and 2.6 chart the needs related to helping homeless persons. Figure 2.5 shows the level of need for providing services (food, job assistance) for people who are homeless. A total of 190 persons responded to this question; 134 (71%) indicated that this was a high need; 0.5% indicated that this was not a need and 6.3% had no opinion.

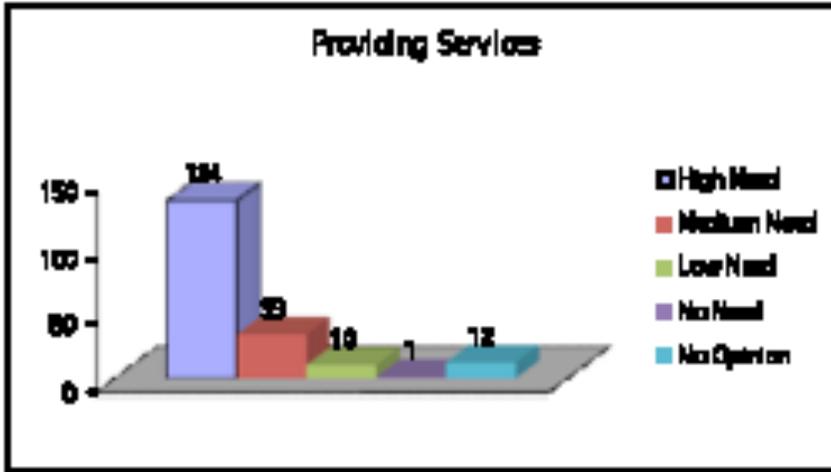


Figure 2.5: Opinions on the Level of Need for Providing Services for People that are Homeless

Source: Needs Assessment Survey, 2009

Figure 2.6 shows respondents' opinions on providing housing for people who are homeless. One hundred and eighty-eight persons responded to this question; 62% indicated that this was a high need; 175 (93.1%) indicated that this was a need.

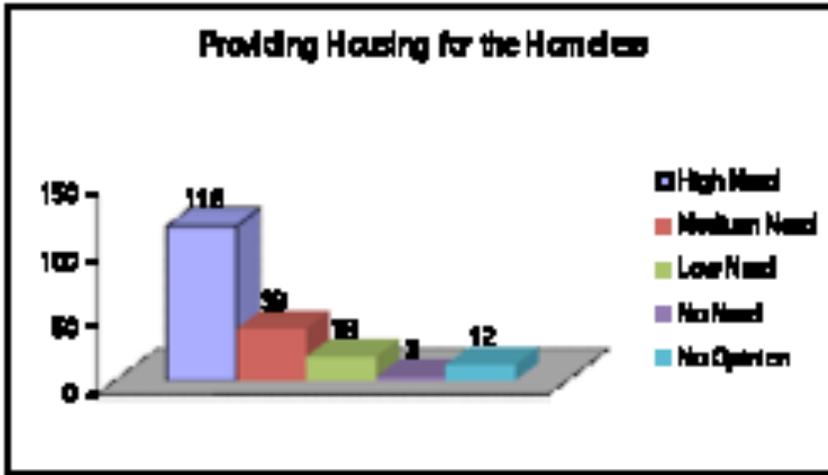


Figure 2.6: Opinions on the Level of Need for Providing Housing for People that are Homeless

Source: Needs Assessment Survey, 2009

Figure 2.7 show respondents opinion on needs related to helping people with special needs; 68% feel that there is a high need to provide housing for people with special needs.

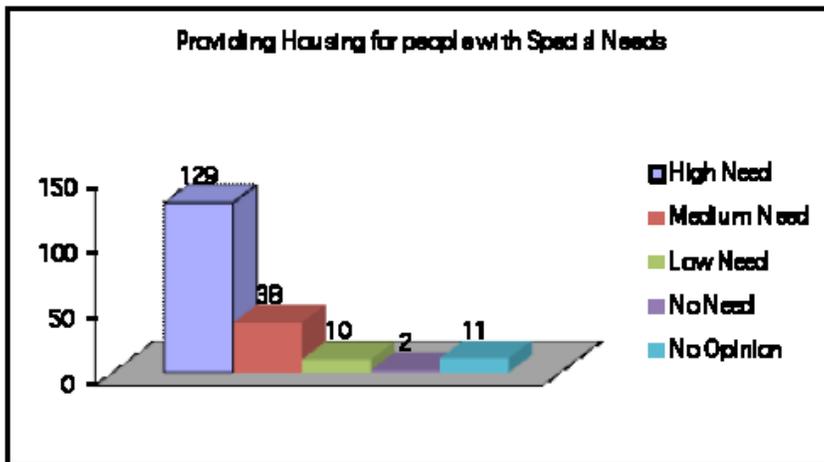


Figure 2.7: Opinions on the Level of Need for Providing Housing for People with Special Needs

Source: Needs Assessment Survey, 2009

Figures 2.8 through 2.10 indicate respondents' opinions on needs related to public facilities; 50 percent indicated that it was a high need to provide water and services to areas with a majority of low/moderate income families (Figure 2.8). Fifty-seven percent (57%) felt that there was a high need for building or improving streets, sidewalks and drainage in low to moderate-income areas (Figure 2.9). Forty-nine percent (49%) percent of the respondents felt that it was a high need for building recreational centers in neighborhoods with a majority of low to moderate income children, youth and families (Figure 2.10).

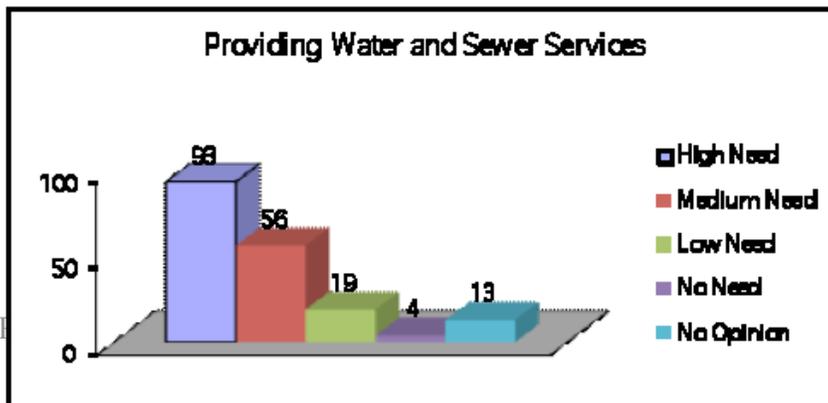


Figure 2.8: Opinions on the Level of Need for Providing Water and Sewer Services to Areas with Majority Low/Moderate Income Families

Source: Needs Assessment Survey, 2009

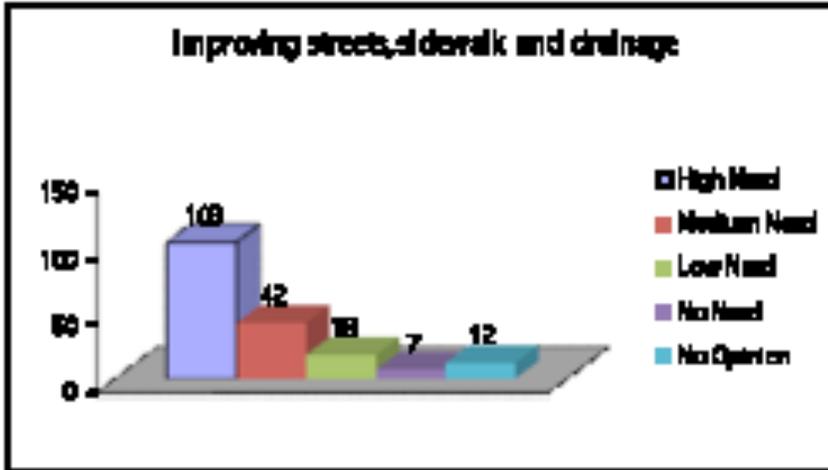
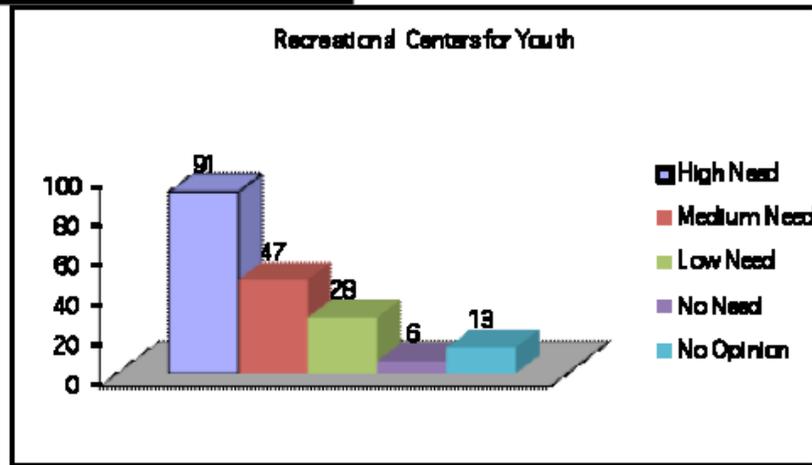


Figure 2.9: Opinions on the Level of Need for Building or Improving Streets, Sidewalks and Drainage in Moderate Income Families

Source: Needs Assessment Survey, 2009

Figure 2.10: Opinions on the Level of Need for Building Recreational Centers in Neighborhoods with Majority Low or Moderate Children Youth and Families

Source: Needs Assessment Survey, 2009



Figures 2.11 through 2.13 show needs related to public services activities; 73.5% of the respondents felt that there was a high need for providing services for people with special needs (for example the elderly or physically challenged individuals); 63% of the respondents felt that there was high need for financing programs in which the police work with people in the area to raise awareness and to keep crime rates low (Figure 2.12). Sixty-nine percent (69%) of the respondents indicate a high need for providing services (for example: tutoring, mentoring or after school programs) for children and youth from low to moderate income families (Figure 2.13).

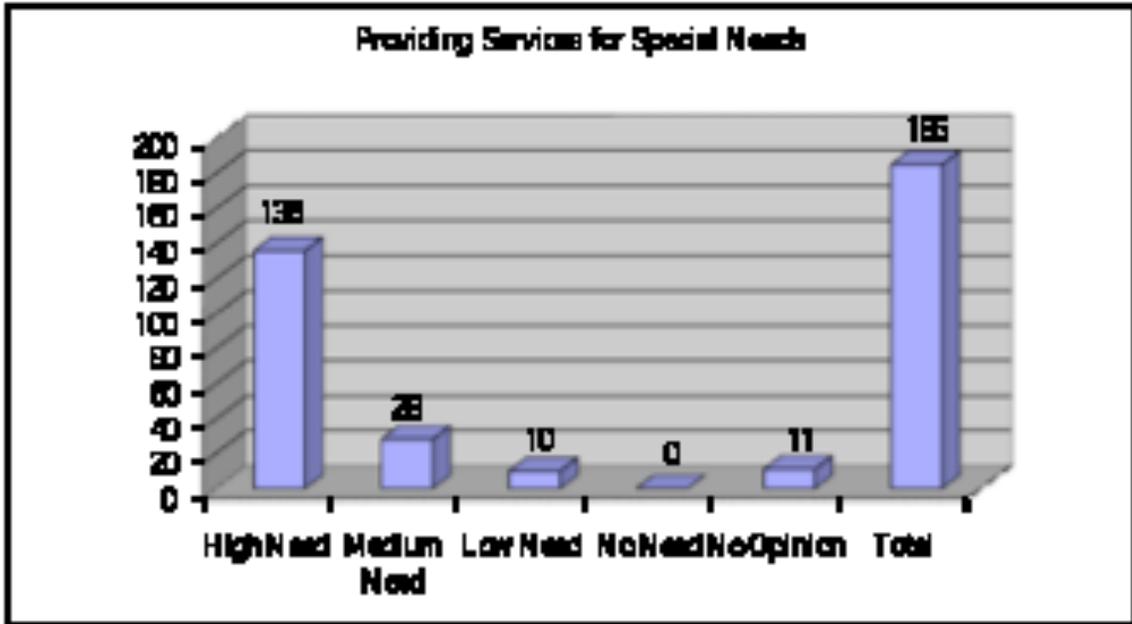


Figure 2.11: Level of Need for Providing Services for People with Special Needs
Source: Needs Assessment Survey, 2009

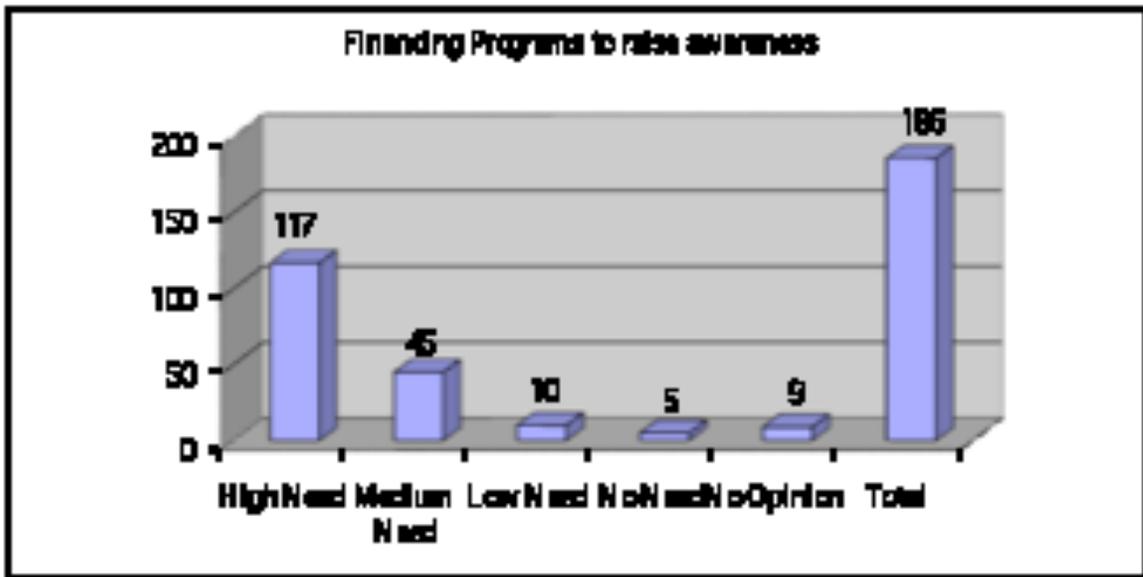


Figure 2.12: Level of Need for Financing Programs to Raise Awareness
Source: Needs Assessment Survey, 2009

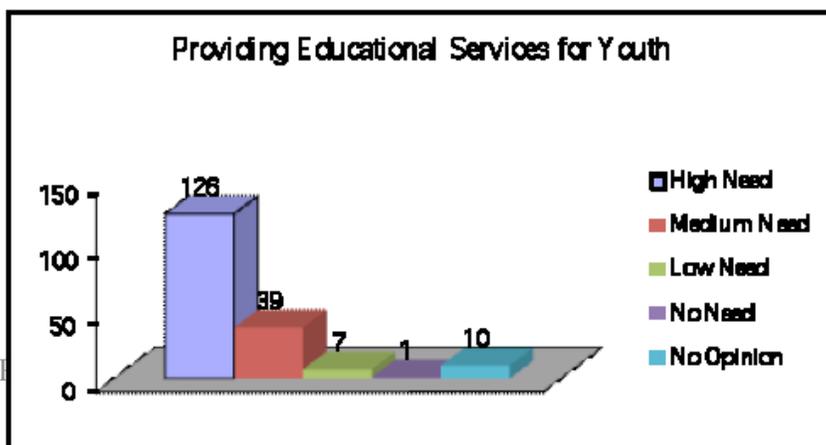


Figure 2.13: Opinions on the Level of Need for Providing Educational Services for Youth

Source: Needs Assessment Survey, 2009

Figures 2.14 through 2.16 document the needs related to encouraging economic development; 59% of the respondents considered making low-interest business development loans to people with low or moderate income a high need; 79% of the respondents felt that financing projects that increase jobs in the area was a high need (Figure 2.15). Figure 2.16 shows respondents opinions on providing financing for job training programs; 72% felt that this was a high need.



Figure 2.14: Opinions on the Level of Need for Providing Low-Interest Business Development Loans

Source: Needs Assessment Survey, 2009

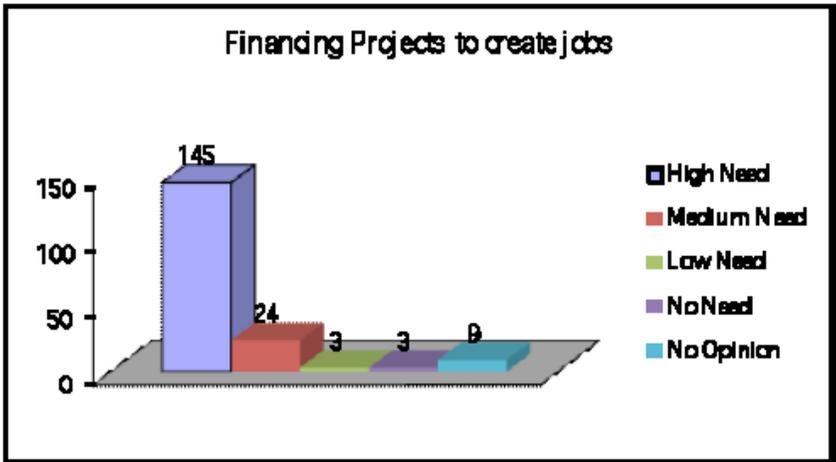
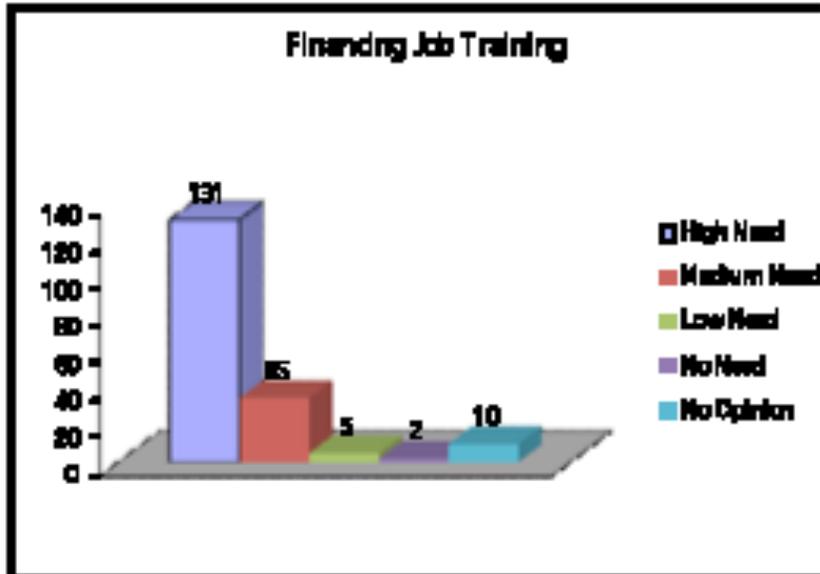


Figure 2.15: Opinions on the Level of Need for Financing Projects to Create Jobs

Source: Needs Assessment Survey, 2009

Figure 2.16: Opinions on the Level of Need for Financing Programs for Job Training

Source: Needs Assessment Survey, 2009



The Consultation Process

The City of Decatur held _____ public hearings and other activities to gain broad input from citizens, agencies, and key informants to support the development of the Consolidated Plan. During the public hearings on community needs, there were _____ citizen comments received. In addition, focus group discussions were held with housing providers, government and private social service agencies. Figure 2.17 shows the consultation process.

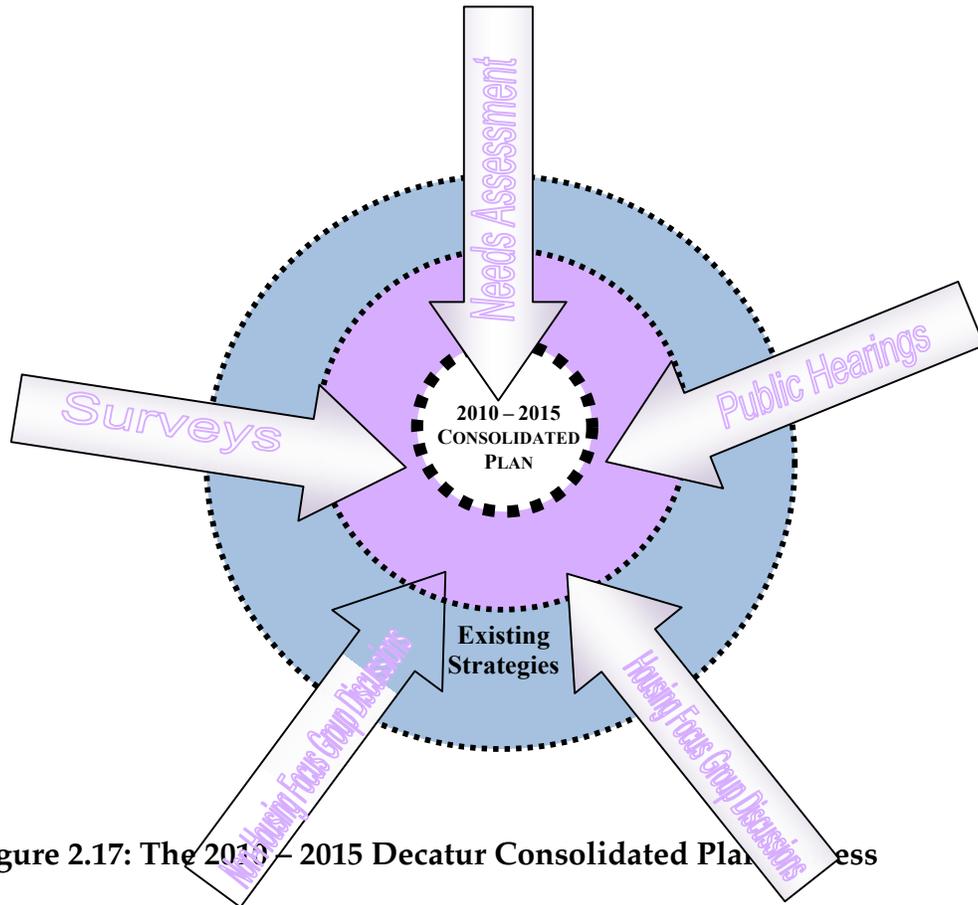


Figure 2.17: The 2010 – 2015 Decatur Consolidated Plan Consultation Process

Consultation Process –Focus Groups, Public Hearings and other activities

Housing Focus Group Discussion – June 24, 2009
Non-Housing Focus Group Discussion – June 24, 2009
Needs Assessment survey – July 1- August 1, 2009
Consolidated Plan Public Hearing Number 1 on Community Needs -----
Consolidated Plan Public Hearing Number 1 on Community Needs -----
Public Comment Period Began -----
Consolidated Plan Public Hearing Number 2 on the draft Plan – City Council reviews the draft plan -----
Comment Period ends -----
City Council approves the Consolidated Plan -----
Consolidated Plan Submitted to HUD ---- February 14, 2010

The Consolidated Plan was developed with insight from multiple agencies working with members of the community most of whom are the target population for the CDBG program activities. The City is fortunate to have a Community Planning Services Council which serves as coordinating body to better service community members. This group has served as a key informant for assessing the priority needs of the City of Decatur. To more directly focus on the reporting requirements of HUD for the Consolidated Plan, two focus groups were organized with the purpose of gaining input from key informants relative to housing and non-housing need areas.

HOUSING FOCUS GROUP AGENCIES

1. **PACT (Parents and Children Together)**

Representative: Susan Roberts

<http://pactfamily.org/default.aspx?id=2>

PACT, a non-profit, community-based child abuse prevention program, was founded in 1978, and is one of the first comprehensive child abuse prevention programs in the Southeastern United States. Utilizing strong community ties and a large committed volunteer core, PACT has grown into a Family Resource Center that provides services to over 10,000 persons throughout Morgan County, Alabama, each year. PACT has been recognized at the local, state and national levels for excellence in programming, effective use of volunteers and community support and involvement.

2. **Mortgage America, Inc**

Representative:

<http://www.mortgageamerica.com/contents/aboutus.asp>

Mortgage America, Inc. through the origination, sale and servicing of residential mortgage loans, will provide superior service to customers and investors with significant achievement in terms of personal fulfillment and economic rewards for employees and share holders.

3. **Community Action Partnership of North Alabama**

Representative: Michael Tubbs

As a results driven, comprehensive non-profit organization, the Community Action Partnership of North Alabama works to reduce or eliminate the causes and consequences of poverty in North Alabama.

4. *Habitat for Humanity of Morgan County*

Representative: Mindy Twig

<http://www.morganhabitat.org/aboutus/index.php>

Habitat for Humanity of Morgan County, founded in 1990, is a locally run affiliate of Habitat for Humanity International. Our mission is to build families and communities by eliminating poverty housing in Morgan County, AL, and by making simple, decent, affordable housing a matter of conscience. Habitat is a non-profit, ecumenical, grassroots Christian housing ministry. Since its founding, 44 houses have been built providing those new homeowners safe, quality housing in Morgan County.

5. *Salvation Army*

Representative: Valerie Coan

http://www.uss.salvationarmy.org/uss/www_uss_Decatur.nsf/vw-dynamic-index/D46FEDDDF9973202802572FE00355C7C?openDocument

The Salvation Army is an international movement and is part of the universal Christian Church. The mission of the Salvation Army is to preach the gospel of Jesus Christ to meet human needs in his name without discrimination

NON-HOUSING FOCUS GROUP AGENCIES

6. *United Way of Morgan County*

P.O. Box 1058, 240-C Johnston Street Decatur, AL 35602

Phone: 256.353.6643 / Fax: 256.306.0090

<http://www.uwmc.org/default.aspx?id=168>

The United Way targets its community impact on four focus areas:

- a. **Helping Kids Succeed:** This program creates a safe environment for children and youth to foster healthy development, positive values and social skills for life. Areas of emphasis are positive youth development, early childhood initiatives and mentoring.
- b. **Providing Basic Needs:** This program provides a safety net for individuals and families whose circumstances put them at risk and who need assistance with essential services. Areas of emphasis include emergency food and shelter, and access to medical services.
- c. **Supporting Older Adults:** This program helps maintain independent living ensure physical and mental well being of seniors, including support for care giving. Areas of emphasis are caregiver support and maintenance of independent life styles.
- d. **Building Strong Families:** This program helps parents and families gain the skills they need to be successful contributing members of our community. Areas of emphasis are: parenting, aid to foster families, mental health services and services benefiting persons with handicaps.

7. *Downtown Redevelopment Authority*

Decatur Free Clinic: A non-profit organization whose mission is to provide quality health care to people of all ages with financial need."

http://www.greensburgdecaturcounty.com/health/free_clinic.htm

8. *Decatur of Morgan County Chamber of Commerce*

Address issues concerning community growth, enrichment and aesthetics. Support policies and programs that create a sense of community in each neighborhood through the physical development of housing, schools, parks and recreation. Promote an adequate community transportation system. Establish and strengthen partnerships with public and private groups in support of goals.

<http://www.dcc.org/default.aspx?id=33>

A key informant in the process was the Decatur Housing Authority. Meetings were held with the Director of Housing and the Comprehensive Agency Plans for fiscal year was utilized to determine programs and plans related to housing low income residents. This plan also provided information relative to the Housing Authority's strategies for meeting housing needs of this population.

A Needs Assessment survey was prepared to solicit feedback from the community to assist in the identification of the priorities/needs that would guide the strategic actions for the next five years. This survey was placed on the City of Decatur's website and distributed at the public hearing. Planning sessions were

held with the City Council to present the plan and receive comments from the elected officials.

SECTION III: COMMUNITY PROFILE

3.1 OVERVIEW OF THE CITY OF DECATUR

The City of Decatur, Alabama, located in North-Central Alabama in Morgan County with a small portion in Limestone County), is bordered by the Tennessee River on the north, Cullman County on the south, Marshall County on the east, and Lawrence County on the west. Three of the fastest growing areas in Alabama since 1980 (Huntsville, Madison and Limestone County) are to the north across the Tennessee River. Decatur is the county seat of Morgan County. While the area is still growing, the rate of increase has slowed showing that the decade between 1980 and 1990 was the strongest growth period.

The administrative structure of the city is a Mayor-Council form of government. Figure 4 shows map of Morgan County and its major cities.

According to the U.S. Census Bureau, the city has a total area of 59.9 square miles (155.1 km²), of which, 53.4 square miles (138.3 km²) of it is land and 6.5 square miles (16.8 km²) of it (10.83%) is water. Decatur's land area is 53.4 square miles with a 2008 population density of 1,050 persons per square mile.



The City of Decatur's population increased 18.59% from 42,002 in 1980 to 1990. Population changed in the 1990s by 3,567 (7.1%). As of the census of 2000, there are 53,929 people, 21,824 households, and 14,753 families residing in the city. There are 23,950 housing units at an average density of 173.1/km² (448.4/mi²). According to Census estimates, the City's July 2008 population was 56,068, a 4 percent change since 2000. There were 26,921 (48%) males in 2008 and 29, 147 (52%) females.

Decatur's population grew by 28% between 1980 and 2000. The City's population is projected to grow another 24% by 2020. Decatur's population grew fastest during the 1980's.

Table 3.1 shows the changes in the proportion of the population of the city of Decatur that falls within the boundaries of Morgan County from 2000 to 2008 along with the other towns within the County. The portion of the city of Decatur within Morgan County’s borders grew by 3.68% while the entire of the County grew by 4.41%. Decatur consistently represented 48% of Morgan County between 2000 and 2008. During the eight year period the other towns within Morgan County grew much faster than Decatur, particularly the towns of Priceville and Summerville with 72.53% and 45.53% growth, respectively (Figure 3.1). Decatur grew by a modest 3.68%.

Table 3.1: Population 2000 – 2008 for Cities and Towns in Morgan County

Morgan County	2000	2001	2002	2003	2004	2005	2006	2007	2008
Decatur city pt.)	53,846	53,933	53,788	54,102	53,846	54,284	54,912	55,363	55,827
Eva town	491	576	574	576	574	575	580	584	587
Falkville town	1,202	1,166	1,158	1,158	1,161	1,160	1,164	1,165	1,166
Hartselle city	12,019	12,390	12,460	12,706	12,882	13,072	13,341	13,583	13,888
Priceville town	1,631	1,805	1,867	2,011	2,139	2,222	2,360	2,525	2,814
Somerville town	347	496	494	495	493	494	499	502	505
Trinity town	1,841	1,762	1,767	1,793	1,799	1,829	1,865	1,890	1,976
Balance of Morgan County	39,687	39,306	39,179	39,284	39,099	39,024	39,154	39,177	39,196

Source: <http://www.decaturmorgancounty.com/>

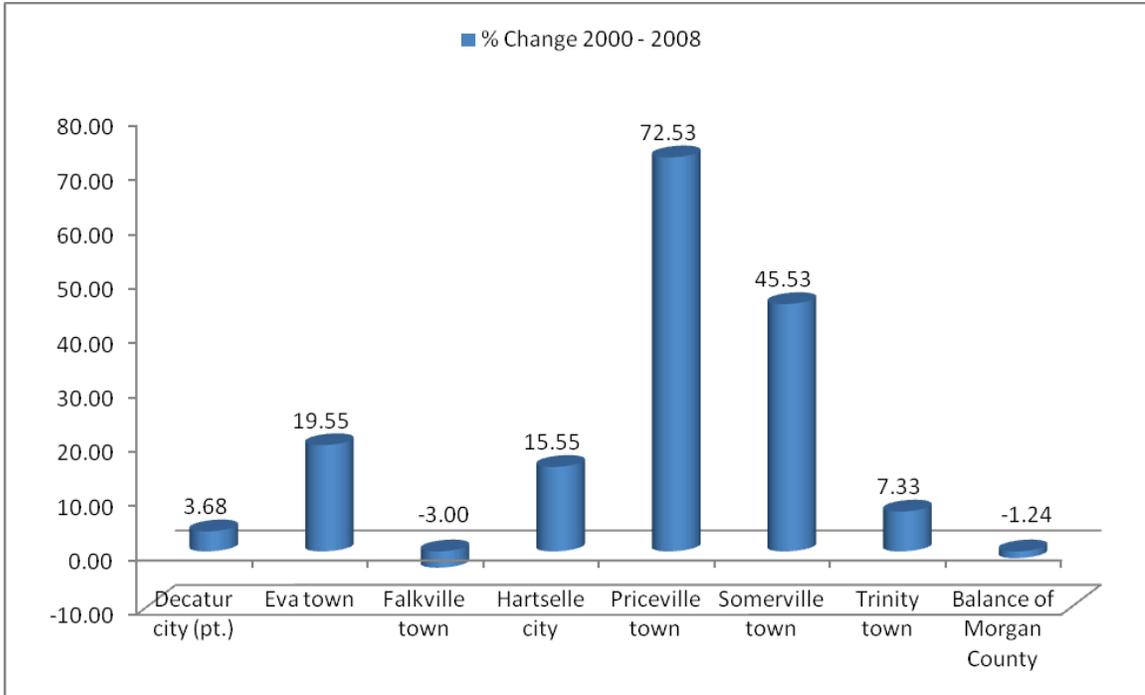


Figure 3.1: Percent change in population for towns and cities in Morgan County, 2000 to 2008

Source: US Census Bureau, 2000 and Annual Population Estimates, 2001-2008

Table 3.2: Population Characteristics of Decatur MSA, Morgan County, and Decatur City

Population Characteristics	Decatur MSA	City of Decatur
Population		
2000 Census	145,867	53,929
2008 Estimate	151,311	55,233
Race and Age (2008 Estimate)		
Percentage, White	82.5%	75.4%
Percentage, Black	12.7%	19.6%
Percentage Hispanic	4.8%	9.9%
Percentage, All Others	4.9%	5.0%
Percentage 19 and under	26.5%	26.6%
Percentage 65 and Older	14.3%	15.0%

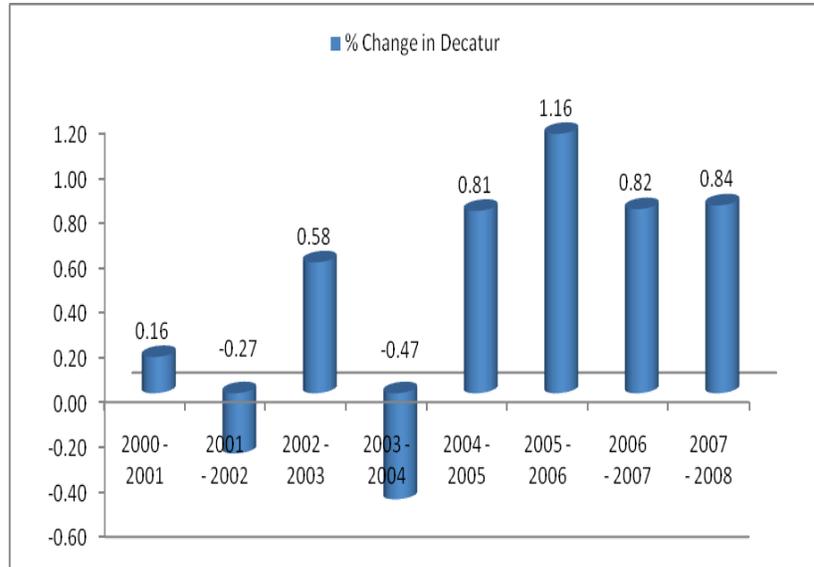
Source: 2000 US Census Bureau and the Demographics Now - Demographic Analysis Program.

Table 3.2 compares the Decatur MSA to the City of Decatur for population, race and age. In 2008, the city of Decatur had a lower percentage of White and higher percentages of Black and Hispanic than the MSA.

Figure 3.2 shows the annual percent change between 2000 and 2008 for Decatur city and the other towns within Morgan County. During 2000 to 2008, Decatur lost population twice, including between 2001 and 2002 and 2003 to 2004. The city experienced the largest growth (1.16%) during 2005 and 2006.

Figure 3.2: Annual percent change in population for Decatur City, 2000 to 2008

Source: US Census Bureau, 2000 and Annual Population Estimates, 2001-2008



Decatur's population grew rose by 28% between the 20 year spans of 1980 and 2000. The City's population is projected to grow another 24% by 2020. While the total population count provides a broad view of the trends, how the population is broken out by cohort groups is insightful as a threshold for understanding the composition of the City. Table 3.3 shows the age cohort groups of 0-14 and 65-and above (dependent population) and 15-64 (independent population) and the past trend with projections to the year 2020. What is most notable is the expected growth in the independent population, followed by the expanding number of elderly expected to live in the city.

Table 3.3: Population for Decatur City, 1980 - 2020

Population Groups	1980	1990	2000	2010	2015	2020
Population	42,002	48,796	53,953	59,985	63,338	66,691
Dependent Population 0-14	9,038	10,615	11,578	12,873	13,694	14,315
Independent Population 15-64	28,719	32,238	35,394	39,367	51,567	43,766
Dependent Population 65+	4,245	5,943	6,981	7,745	8,178	8,610

Source: US Census Bureau and City of Decatur Projections

Table 3.4 shows labor force numbers for Decatur from 1980 to 2020. Total population aged 16 years and older is expected to grow by over 92% between 1980 and 2020, however the male population is projected to grow even faster by 104.87%. The percentages of both males and females in the labor force, however, are expected to decline.

During 2010 to 2015, total population 16 years and older is expected to grow by approximately 10% with males growing by 11.4% and females by 8.55%. The percentages in the labor force for males and females are expected to decline by 5.66% and 4.01%, respectively.

Table 3.4: Economy - Employment Characteristics for Decatur, 1980 - 2020

Characteristics	1980	1990	2000	2010	2015	2020
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Decatur, Alabama-- 2010-2015 Consolidated Plan

Total Population 16+	31230	34823	41785	50100	55,085	60069
In labor force	19617	24281	25840	27493	28,373	29252
% in labor force	62.8	69.7	61.8	54.8	51.7	48.6
Male 16+	14532	16076	19744	24245	27,009	29772
In labor force	11501	13460	13962	14478	14746	15013
% in labor force	79.1	83.7	70.7	57.3	55.0	50.4
Female 16+	16698	18747	21970	25726	27,926	30125
In labor force	8116	10821	11878	13030	13,662	14293
% in labor force	48.6	57.7	54	50.6	49.0	47.4

Source: US Census Bureau and City of Decatur Projections

Table 3.5: Median Family Income for the Alabama and the City of Decatur, 1990 - 2007

Median Family Income	1990	2000	2007
Central City of Decatur	36,154	47,574	51,810
Alabama	28,688	41,657	45,768

Source: 1990 and 2000 U.S. Census Bureau & 2007 CNNMoney.com;

Median family income for Decatur city has consistently been higher than the state of Alabama (Table 3.5). However, median family income for the state of Alabama experienced a 59.5% increase between 1990 and 2007, while Decatur experienced only a 43.3% increase during the same period.

Census tract level of analysis of Decatur

While a view of the city as a whole provides a broad understanding of what the current status is, it is at the level of the communities that make-up the diversity of demographic characteristics that assessment is best. Tables 3.6 through 3.8 profile data at the tract level showing the distinct character of the City.

Table 3.6: Total Population by Census Tracts for 2000, 2006 and 2011

Census	2000	2006	2011	% Change 2000 - 2011
1	4462	4455	4544	1.84
2	3810	3608	3486	-8.50
3	2757	2644	2579	-6.46
4	4422	4292	4255	-3.78
6	3129	3076	3084	-1.44
7	4596	4715	4903	6.68
8	2699	2586	2512	-6.93
9	6371	6660	6971	9.42
10	3272	3185	3151	-3.70
51.01	2524	2691	2698	6.89
51.02	913	9812	10427	1042.06
51.03	1119	1067	1035	-7.51
51.04	7729	8490	9123	18.04
51.05	2068	2026	2049	-0.92
53.01	4296	4421	4470	4.05
54.04	2467	3181	3331	35.02

Source: U.S. Census Bureau and Geolytics Software

Fifty (50) percent of the tracts experienced decreases in population between 2000 and 2011. However, in the majority of these tracts the Black population is expected to increase.

Tract 51.02 is expected to grow the most from 913 in 2000 to 10,427 by 2011. Hispanics in that tract would grow by 404.35% while Whites would grow by 14.27% and Blacks by approximately 26%.

Racial Distribution

Table 3.7: Population by Race: Non-Hispanic White and Black

Tracts	2000 White	2006 White	2011 White	%Change 2000 – 2011 White	2000 Black	2006 Black	2011 Black	%Change 2000 – 2011 Black
1	3410	3413	3391	-0.56	737	903	990	34.33
2	3767	3458	3315	-12.00	6	79	84	1300.00
3	2583	2463	2382	-7.78	124	121	129	4.03
4	3086	3016	2943	-4.63	1139	1185	1209	6.15
7	1842	1934	1940	5.32	2444	2702	2885	18.04
8	2294	2188	2090	-8.89	314	337	355	13.06
9	3957	4355	4427	11.88	831	1071	1187	42.84
10	2578	2490	2405	-6.71	570	622	664	16.49
51.01	2129	2255	2245	5.45	297	356	365	22.90
51.02	8201	8899	9371	14.27	571	636	719	25.92
51.03	1032	949	919	-10.95	37	82	76	105.41
51.04	6016	6422	6758	12.33	1329	1743	1972	48.38
51.05	1898	1905	1917	1.00	92	76	80	-13.04
53.01	3862	4068	4096	6.06	389	274	281	-27.76
54.04	2805	3118	3254	16.01	10	12	13	30.00

Source: U.S. Census Bureau and Geolytics Software

Table 3.8: Population by Race: Hispanic and Other (Non-Hispanic American Indian, Asian and Hawaiian & Pacific Islander)

Tract	2000 Hispanic	2006 Hispanic	2011 Hispanic	%Change 2000 – 2011 Hispanic	2000 Other	2006 Other	2011 Other	% Change from 2006- 2011 Other
1	545	863	1234	126.42	131	46	54	17.39
2	36	39	53	47.22	13	52	58	11.54
3	58	91	121	108.62	0	32	37	15.63

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4	126	327	464	268.25	81	68	83	22.06
7	546	842	1183	116.67	14	49	57	16.33
8	182	260	357	96.15	49	38	39	2.63
9	1077	1942	2748	155.15	22	190	256	34.74
10	0.1	78	110	109900.00	81	47	52	10.64
51.01	24	45	65	170.83	76	47	49	4.26
51.02	46	157	232	404.35	210	193	232	20.21
51.03	0.1	1	2	1900.00	37	24	26	8.33
51.04	188	349	511	171.81	172	204	248	21.57
51.05	74	13	16	-78.38	66	21	23	9.52
53.01	0.1	37	54	53900.00	16	15	21	40.00
54.04	34	56	83	144.12	10	17	20	17.65

Source: U.S. Census Bureau and Geolytics Software

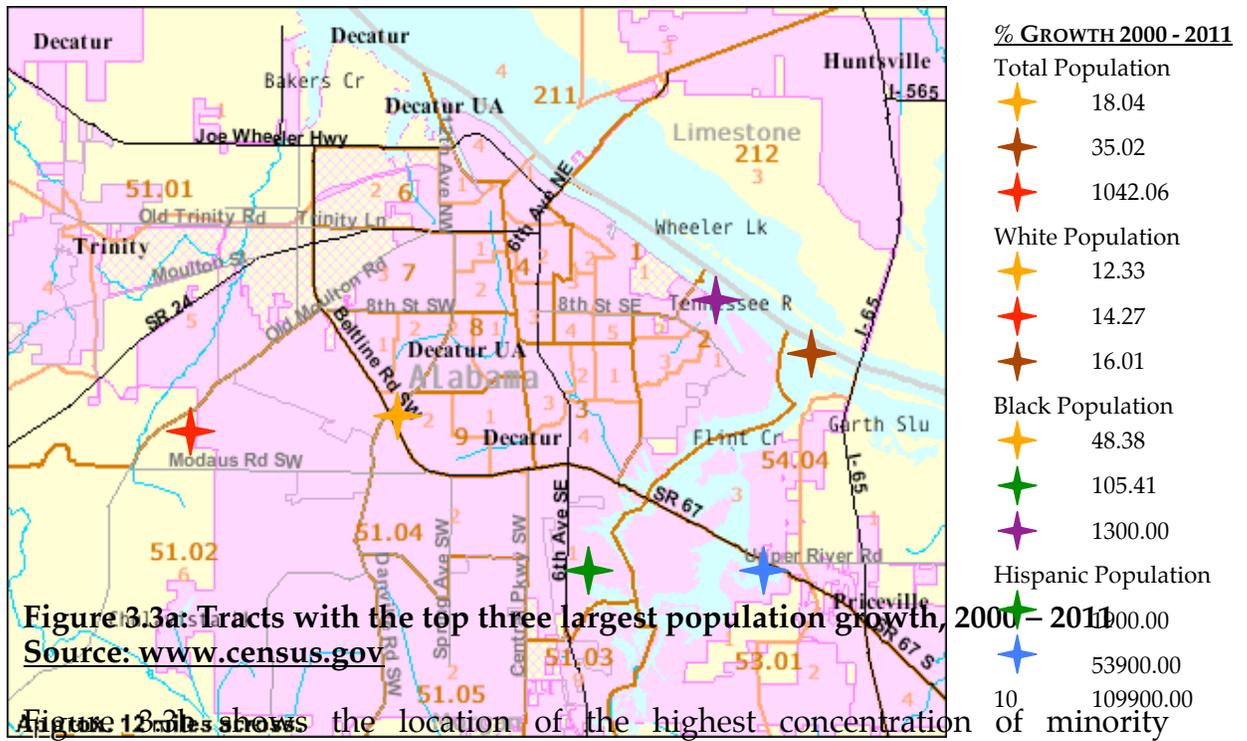


Figure 12.2b shows the location of the highest concentration of minority population in the city of Decatur. The highest concentration is founded in the northwestern section of the City covering tracts 4, 6 and 7.

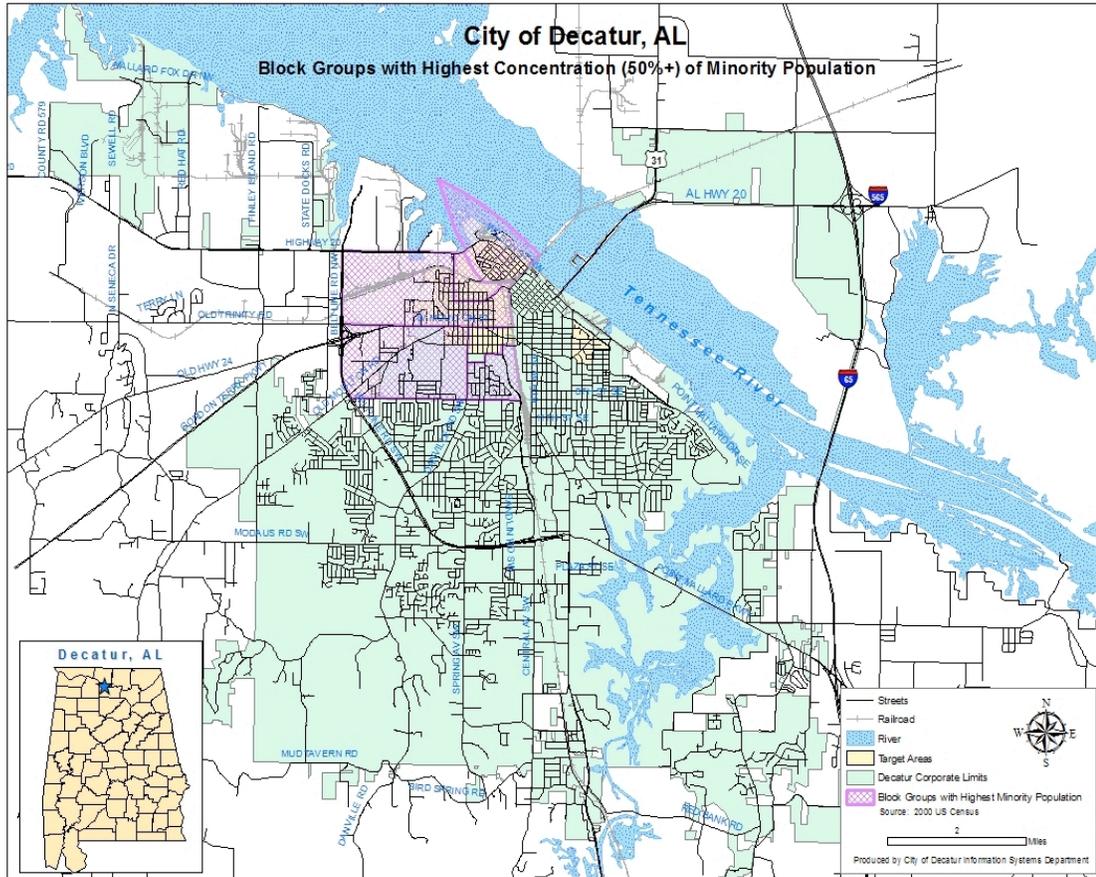


Figure 3.3b: Block Groups with 50%+ of Minority Population Decatur City
Source: www.census.gov

Table 3.9: Median Age by Census Tract for 2000, 2006 and 2011

Tracts	2000	2006	2011	% Change 2000-2011
1	36	42	42	16.67
2	40	45	48	20.00
3	44	48	49	11.36
4	37.1	42	42	14.34
6	38	43	45	18.42
7	30	38	37	23.33
8	41	45	45	9.76
9	32	39	40	25.00
10	40	46	48	20.00
51.01	36.95	43.35	45.8	23.95
51.02	35.6	43.2	43	20.79
51.03	42.5	48.5	48.3	13.65
51.04	43.8	39.95	42.6	-2.74
51.05	38.1	48	48.3	26.77
53.01	37	48	48	29.73
54.04	43	48	53	23.26

Source: U.S. Census Bureau and Geolytics Software

Median age increased for all except one census tract (51.04). The overall average expected change for the tracts in Table 3.9 is 18.39%.

SECTION IV: HOUSING AND HOMELESS NEEDS ASSESSMENT

4.1 OVERVIEW

In 1990 there were 18,922 housing units in the city of Decatur; by 2000, this number increased to 22,786. The estimated number of housing units in the city for 2007 was 24,000. There has been positive, steady growth in homeownership in the City with some tracts/neighborhoods showing stronger growth than others. The percentage of owner occupied housing units in 1990 was 65.9%; by 2000, 73.3% of the housing units were occupied by owners. From 2005 to 2007 Decatur City had a total of 24,000 housing units, 8% of which were vacant. Of the total housing units, 78% were in single-unit structures, 21% were in multi-unit structures and 1% were mobile homes. Twenty-four percent of the housing units were built since 1990. Tables 4.1 and 4.2 show total number of housing units, one person households, and owner/renter occupied units by census tract and indicates some key changes from 2000, estimated figures for 2006, with projection for 2011.

Table 4.1: Housing Units and One Person Households by Tract in Decatur AL, 2000-2011

Tract	2000 HU	2006 HU	2011 HU	% Change 2000 - 2011 HU	2000 1- Person HH	2006 1- Person HH	2011 1- Person HH	% Change from 06-2011 1- Person HH
1	1758	1814	1858	5.69	572	591	609	6.47
2	1473	1410	1366	-7.26	266	255	246	-7.52
3	1312	1293	1270	-3.20	481	481	478	-0.62
4	1943	1935	1913	-1.54	861	851	833	-3.25
7	1561	1612	1676	7.37	351	362	376	7.12
8	1182	1150	1126	-4.74	380	372	365	-3.95
9	2273	2408	2518	10.78	774	811	841	8.66
10	1272	1251	1243	-2.28	261	257	255	-2.30
51.01	934	1000	1003	7.39	168	180	181	7.74
51.02	3684	4002	4259	15.61	985	1070	1139	15.63
51.03	361	349	338	-6.37	76	73	71	-6.58
51.04	3297	3624	3898	18.23	985	1084	1167	18.48
51.05	719	732	743	3.34	100	102	103	3.00
53.01	1731	1773	1802	4.10	297	308	316	6.40
54.04	1080	1182	1241	14.91	141	160	169	19.86

Source: U.S. Census Bureau and Geolytics Software

Table 4.2: Owner and Renter Occupied Housing Units by Tract in Decatur AL, 2000 to 2011

Tracts	Owner-Occupied Housing Units				Renter Occupied Housing Units			
	2000	2006	2011	% Change 2000 - 2011	2000	2006	2011	% Change 2000 - 2011
1	11	1039	1063	9563.64	14.01	792	816	5724.41
2	8.13	1349	1349	65.93	5.66	122	122	-78.45
3	8.31	821	836	0.60	10.26	523	529	-48.44

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4	9.72	992	1007	3.60	7.91	993	1007	27.31
7	9.66	1006	1014	4.97	7.83	574	578	-26.18
8	4.13	840	840	103.39	5.49	347	347	-36.79
9	4.64	1069	1095	135.99	5.01	1287	1315	162.48
10	4.74	1028	1035	118.35	7.45	242	243	-67.38
51.01	5.01	894	898	79.24	5.02	96	97	-80.68
51.02	2.78	2732	2891	939.93	1.79	1224	1295	623.46
51.03	2.58	318	318	23.26	1.58	55	55	-65.19
51.04	5.48	1848	1951	256.02	4	1660	1756	43800.00
51.05	2.83	723	749	164.66	1.67	73	76	-54.49
53.01	7.83	1598	1660	112.01	6.23	191	202	-67.58
54.04	985	1123	1201	21.93	94	107	115	22.34

Source: U.S. Census Bureau and Geolytics Software

Table 4.3: Housing Units and Year Built in Decatur, AL

Year	Number	Percent
Built 2005 or later	321	1.62
Built 2000 to 2004	1,341	6.76
Built 1990 to 1999	4,060	20.47
Built 1980 to 1989	5,006	25.24
Built 1970 to 1979	4,296	21.66
Built 1950 to 1959	2,923	14.74
Built 1940 to 1949	757	3.82
Built 1939 or earlier	1,127	5.68

Table 4.3 shows that 67.38% of the housing units were built between 1950 and 1999. Only 8.38% were built in 2000 or later.

Sc

Size of Dwelling Units

The median number of rooms for all housing units in the City of Decatur in 2000 was 5.5. This compares to a median of 5.5 rooms for the State of Alabama as a whole.

Decatur's Household size and composition

A "household," according to the U.S. Census Bureau, is comprised of one person or more occupying a given dwelling unit while a "family household" consists of two persons or more who are related in some way. The average household size for the city was 2.49 persons in 2000. Over the years, household size has been diminishing. However, with the economic downturn, it is expected that the decline in the size of the households may have increased due to homes lost to foreclosures.

The composition of households has changed dramatically in the last 40 to 50 years, with one of the most notable increases being the number of single parent households. The changing structure and compositions of households has led to many types being viable throughout the city. Mirroring the nation, households across the City reflect growth in racial and ethnic diversity with many more households than formerly containing persons of Hispanic background, Asians and Pacific Islanders, and a myriad of other nationalities.

The economic downturn of 2008 began years before but reached its peak with the meltdown of the housing market. One of the major events signifying this downturn was the number of foreclosures reported for each county in the state. The Morgan county data for the period showed an average decrease of \$923 in house value and a decrease in the county's house values and tax base from subprime foreclosures (2005/2006 loans) of \$4,696,246 (Table 4.4). A total of 235 homes (1.2%) are projected to be lost through foreclosures in 2005/2006 due to subprime loans.

Table 4.4: Impact of Sub-prime Foreclosures on Neighboring Homes and Local Tax Base in Alabama's MSA Counties and those Adjacent Counties

County	Projected # of Homes Ultimately Lost through Foreclosure on 2005/2006 Subprime Loans	# of Houses Losing Value due to Nearby Subprime Foreclosures	Average Decrease in House Value	Decrease in County's House Values & Tax Base from Subprime Foreclosures (2005/2006 loans)
Autauga	92	1,342	\$1,153	\$1,546,906
Bibb	40	31	\$944	\$29,529
Blount	140	236	\$1,133	\$267,929
Calhoun	256	3,143	\$913	\$2,869,378
Chilton	102	263	\$1,064	\$279,298
Colbert	167	3,035	\$839	\$2,547,568
Elmore	149	643	\$1,178	\$757,354
Etowah	239	3,831	\$679	\$2,601,689
Geneva	49	60	\$731	\$43,821
Greene	15	7	\$736	\$5,291
Hale	24	19	\$865	\$16,347
Henry	39	51	\$961	\$48,988
Houston	199	3,491	\$1,082	\$3,776,405
Jefferson	2,104	83,343	\$1,081	\$90,111,463
Lauderdale	194	3,617	\$877	\$3,171,510
Lawrence	65	112	\$892	\$100,090
Lee	227	3,171	\$1,363	\$4,323,345
Limestone	143	745	\$1,097	\$817,464
Lowndes	19	8	\$675	\$5,409
Madison	654	18,693	\$1,102	\$20,604,499
Mobile	1,142	38,592	\$1,119	\$43,179,259
Montgomery	499	23,690	\$1,072	\$25,392,889
Morgan	235	5,087	\$923	\$4,696,246
Russell	116	2,360	\$865	\$2,042,380
Shelby	471	6,312	\$1,846	\$11,651,930
St. Clair	211	638	\$1,395	\$889,323
Tuscaloosa	289	6,016	\$1,180	\$7,098,769
Walker	134	515	\$1,002	\$516,628
Total/ Ave	8,015	209,052	\$1,097	\$229,390,708

Source: Center for Responsible Lending, 2007

In 2004 Morgan County ranked 61 of the 67 Alabama counties with just behind Madison with 120 foreclosures. This represented 3% of the total number of foreclosures in Alabama in 2004. By 2008, Morgan County had less than half of the number of foreclosures as it had in 2004 with 53, representing 1.7% of Alabama's total foreclosures. Between 2004 and 2008 Morgan County had 514 foreclosures or 3% of Alabama's total (Table 4.5).

Table 4.5: Foreclosures (Including Sub-prime loans) by Alabama Counties

County	2004	2005	2006	2007	2008	Totals
Autauga	40	40	10	40	30	160
Baldwin	594	582	236	569	161	2,142
Barbour	6	6	3	7	8	30
Bibb	10	10	4	10	11	45
Blount	20	20	9	21	27	97

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Bullock	3	3	2	3	2	13
Butler	9	9	5	3	8	34
Calhoun	65	67	24	504	96	756
Chambers	17	18	8	18	18	79
Cherokee	7	7	4	7	10	35
Chilton	40	40	18	40	33	171
Choctaw	2	2	1	2	1	8
Clarke	1	1	0	0	3	5
Clay	1	1	0	1	2	5
Cleburne	5	5	1	5	2	18
Coffee	17	18	6	18	12	71
Colbert	19	20	7	20	30	96
Conecuh	4	4	1	4	3	16
Coosa	3	3	1	3	4	14
Covington	8	8	3	8	7	34
Crenshaw	1	1	1	1	3	7
Cullman	35	35	11	35	42	158
Dale	20	20	11	20	12	83
Dallas	26	26	8	27	33	120
Dekalb	30	28	12	29	28	127
Elmore	51	49	19	50	52	221
Escambia	20	19	10	19	20	88
Etowah	51	49	23	48	66	237
Fayette	9	8	6	9	12	44
Franklin	9	9	4	9	8	39
Geneva	6	6	2	4	3	21
Greene	1	1	0	1	2	5
Hale	4	4	1	5	5	19
Henry	4	6	4	6	3	23
Houston	39	39	20	45	28	171
Jackson	31	31	17	33	29	141
Jefferson	1114	1121	575	1136	1011	4,957
Lamar	5	5	3	6	3	22
Lauderdale	25	26	12	25	33	121
Lawrence	51	25	20	26	10	132
Lee	61	62	29	63	57	272
Limestone	45	130	24	45	30	274
Lowndes	3	4	2	4	3	16
Macon	10	10	3	8	11	42
Madison	134	135	73	141	143	626
Marengo	5	5	3	5	5	23
Marion	13	13	4	13	18	61
Marshall	34	34	19	38	50	175
Mobile	373	372	214	324	215	1,498
Monroe	10	10	6	10	10	46
Montgomery	260	265	112	274	309	1,220
Morgan	120	120	100	121	53	514
Perry	1	1	0	1	1	4
Pickens	4	4	2	5	4	19

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Pike	7	7	2	7	9	32
Randolph	6	6	1	6	9	28
Russell	37	37	9	36	27	146
St. Clair	63	64	26	66	0	219
Shelby	154	154	72	163	140	683
Sumter	1	1	0	1	2	5
Talladega	32	32	12	32	34	142
Tallapoosa	26	26	9	25	10	96
Tuscaloosa	86	86	36	90	90	388
Walker	32	32	15	33	46	158
Washington	8	8	7	9	0	32
Wilcox	2	2	1	2	6	13
Winston	11	11	7	11	11	51
Total # of Foreclosures	3941	4003	1890	4350	3164	17,348

References: Property Foreclosures (2005). Retrieved November 3, 2008 from http://propertyforeclosures.com/search/al_oulhtml
 Realty Trac (2004 to 2008). Retrieved November 5, 2008 from http://www.forbes.com/2008/04/29/foreclosures-cases-schiller-markets-equity-cx_mol_0429market10.html?feed=rss_news

4.2 HOUSING NEEDS

Table 4.6: Housing Problems Output for All Households

Name of Jurisdiction: Decatur (CBDG), Alabama	Source of Data: CHAS Data Book					Data Current as of: 2000					
	Renters Elderly 1&2 member HH	Small Related (2 to 4)	LG Related (5 or more)	All other HH	Total Renters	Owners Elderly 1&2 Member HH	Small Related (2 to 4)	LG Related (5 or more)	All other HH	Total Owners	Total HH
HH by Type, INC Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
HH Income <=50% MFI	848	1,306	240	1,011	3,405	936	461	166	237	1,800	5,205
HH Income <=30% MFI	531	736	105	627	1,999	386	217	30	143	776	2,775
% housing problems	57.8	73.2	76.2	71.6	68.8	50.8	81.1	100	67.1	64.2	67.5
% Cost Burden > 30%	57.8	68.8	57.1	69.2	65.4	50.8	74.7	100	67.1	62.4	64.5
% Cost Burden >50%	36	50.8	47.6	56.8	48.6	25.4	61.3	66.7	47.6	41.1	46.5
HH Income 30% to <=50% MFI	317	570	135	384	1,406	550	244	136	94	1,024	2,430
% housing problems	27.1	60.7	78.5	74.5	58.6	24	70.1	83.8	44.7	44.8	52.8
% Cost Burden >30%	25.9	56.3	46.7	12.5	53.5	24	70.1	76.5	44.7	43.8	49.4
% Cost Burden >50%	7.6	14.6	0	497	11	18.4	35.2	13.2	29.8	22.8	16
HH Income >50 to <=80%MFI	274	743	173	13.5	1,687	682	632	110	246	1,670	3,357
% housing problems	17.9	19.7	61.8	10.7	21.9	21.1	39.4	43.6	35.8	31.7	26.8
% Cost Burden >30%	17.9	13.1	8.1	0.8	12.6	21.1	38.8	40	35.8	31.2	21.9
% Cost Burden >50%	6.9	1.3	0	1,122	2	11.3	10.9	0	4.1	9.3	5.6
Household Income>80%MFI	266	1,090	185	7	2,663	2,368	6,084	764	1,153	10,369	13,032
% housing problems	22.6	6.5	50.3	0.9	11.3	4.3	5.1	9.8	9.1	5.7	6.9
% Cost Burden >30%	15	0.9	0	7,755	2.3	3.9	4.5	1.8	9.1	4.7	4.2
% Cost Burden >50%	9.4	0	0	37	0.9	1.3	0.6	0.5	1.2	0.8	0.9
Total HH	1,388	3,139	598	30.1	7,755	3,986	7,177	1,040	1,636	13,839	21,594
% housing problems	36.2	35.1	64.5	15.3	37	14.1	12.6	25.7	20.2	15	22.9
% Cost Burden >30	34.4	29.8	22.9	29.8	30.1	14.1	11.9	18.5	20.2	14	19.8
% Cost Burden >50	18.7	14.9	8.4	15.5	15.3	7.7	4.6	4	7.3	5.7	9.2

Source: <http://socds.huduser.org/chas/reportsaff.odb>

4.3 HOMELESS NEEDS ASSESSMENT

Unmet Permanent Housing Needs Analysis

The unwavering goal of this Plan is to address the need for persons who are homeless or at risk of homelessness to obtain, maintain and sustain permanent housing. Based on research in the area, it was determined that for 10% of homeless persons (Temporary care group), re-housing would require brief shelter, variable levels of services, and a possible term in transitional housing. With help, they would be capable of self-support with no need for supported housing. For 35% (Extensive care group) of the approximately 527 homeless persons, there is need for extensive care and lifelong services that include supported permanent housing. For the remaining 55% (Ongoing care group), it is assumed that they require some level of care throughout their lives, but that would range from individuals who require support housing and services slightly less than is required by the extensive care group to individuals who have no need for permanent supported housing, but require some level of support services, more like those in the temporary care group. For planning purposes, it is assumed 30% of the ongoing care group would not need supported housing, though they may require affordable housing. The number is based on the assumption that in addition to the 35% "extensive" care group; approximately 5% of persons in the "ongoing" care category will also require permanent supportive housing. Table 4.7 shows the service needs and provides an analysis of service gaps.

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Table 4.7: Service Needs and Gaps Analysis (Table 1A)

BEDS/UNITS	ESTIMATED MINIMUM	ESTIMATED MAXIMUM	PERCENT OF POPULATION	CURRENT INVENTORY	GAPS MIN	GAPS MAX
EMERGENCY SHELTER	405	547	77%	387	18	160
TRANSITIONAL HOUSING	122	164	23%	121	1	43
SUB-TOTAL	527	711		508	19	203
PERMANENT SUPPT HOUSING	211	284	40%	123	88	161
SUB-TOTAL	211	284		123	88	161
SUPPORT SERVICES	ESTIMATED MINIMUM	ESTIMATED MAXIMUM	PERCENT OF POPULATION	CURRENT INVENTORY	GAPS MIN	GAPS MAX
JOB PLACEMENT	343	462	65%	287	56	175
CASE MANAGEMENT	527	711	100%	200	327	511
SUBSTANCE ABUSE	296	400	56%	50	246	350
MENTAL HEALTH	290	391	55%	246	44	145
HOUSING PLACEMENT	527	711	100%	70	457	641
SKILLS TRAINING	343	462	54%	200	143	262
SUB-POPULATION	ESTIMATED MINIMUM	ESTIMATED MAXIMUM	PERCENT OF POPULATION	CURRENT INVENTORY	GAPS MIN	GAPS MAX
CHRONIC SUB-ABUSE	316	427	60%	137	17	290
MENTALLY ILL	290	391	55%	138	152	253
DUALLY DIAGNOSED	264	356	50%	109	155	247
VETERANS	158	213	30%	23	135	190
HIV/AIDS	53	71	10%	35	18	36
DOMESTIC VIOLENCE	60	81	11%	40	20	41

Source: Strategic Plan to Address Homelessness, NACH January 2009

The City of Decatur is part of the North Alabama Coalition for the Homeless (NACH). The NACH is a non-profit corporation based in Huntsville, Alabama and serves as the Continuum of Care Management Team for the North Alabama Counties of Madison, Morgan, and Limestone as well as the cities of Huntsville and Decatur. Tables 4.8 and 4.9 show the nature and extent of homelessness in

Decatur. This information shows the data available on homeless singles and families and sub-population, both sheltered and unsheltered.

Table 4.8: Homeless Population

Homeless Population	Sheltered Emergency	Unsheltered Transitional	Total	
Homeless Individuals	111	2473	586	
Homeless Families with children	18	31	1	50
Persons in Homeless families w/children	48	92	3	143
Total (1+2)	159	94	476	729

Table 4.9: Homeless Subpopulation

Homeless Subpopulation	Sheltered	Unsheltered	Total
Chronically Homeless	233	152	385
Severely Mentally Ill	54		
Chronic Substance Abuse	127		
Veterans	45		
Persons with HIV/AIDS	4		
Victims of Domestic Abuse	54		
Youth (under 18 yrs)	0		

There continue to be obstacles to ending chronic homelessness.

- The criteria for public housing approval remains very restrictive, disqualifying most chronically homeless persons. Limited rental and utility assistance is available for persons moving into permanent housing; however, the federal income guidelines make it difficult to qualify. A single person must gross less than approximately \$9,600 per year, yet their rent must be about \$266 per month to be eligible for assistance. It is extremely difficult to find decent housing for under \$350 per month.
- Chronically homeless individuals still encounter inadequate mental health services, including case management and assistance with sustainable housing.
- Although case managers in many service agencies assist clients with disability applications, the time frame for approval makes follow-up very difficult (most applications take at least 6 months to 1 year for notification of any status).

- Service providers do not have enough case managers to adequately meet the needs of the chronically homeless individuals identified in the 2003 homeless count.
- Barriers to medical care make treatment of chronic physical disorders and consequent eligibility for housing especially difficult. The Community Free Clinic treats many homeless clients; however, they can only see a limited number of homeless clients per week. For unsheltered clients, transportation is a serious issue with no public transportation during the Tuesday and Thursday Clinic hours from 5 to 9 pm.
- Supportive services for the chronic homeless are under-funded. State supporting funds, especially for the mentally ill have been reduced. Another barrier to treatment of chronic disorders is the cost of medications. For those clients without insurance, agencies' ability to assist with ongoing medication costs is extremely limited. Even for clients with insurance (such as Medicaid), the nominal co-pays are often too expensive. This is especially true for clients that receive treatment from the Mental Health Center. Recently the center had to reduce their Indigent Drug Program that helped low-income persons obtain mental health medications at \$5 co-pay per prescription.
- Counties adjacent to our region have very limited service and shelter options for homeless persons in their communities. This often results in the migration or dumping of individuals from those counties into the NACH region, who then must be absorbed into regional caseloads that are not prepared nor funded to meet the extra burden.
- Community stigmatism towards homeless and mentally ill persons remains a continuing factor

From a diverse collection of data, several conclusions can be drawn about homelessness and the needs of this population. The immediate cause of homelessness is poverty, whether generational or situational. Poverty results from a constellation of factors that are intrinsic or extrinsic to the homeless person. These may include any combination of conditions such as unemployment, mental illness, substance abuse, medical conditions, and aging out of foster care, history of incarceration, re-entry from military service, domestic violence, limited education, and lack of job skills, discrimination, and faltering economy. The availability of and access to services has diminished due to severe funding cuts at all levels of government across the spectrum of housing options and supportive services.

More accurate data about current resources, expenditures and costs of housing and services must be generated to support more effective planning.

Intervention should be developed for the population of homeless persons based on their levels of service need of acuity: long-term care for 35% of the population; temporary care for 10% of the population. To eliminate homelessness, individuals must be able to meet needs at the following four levels:

- Material (housing, food, clothing, transporting, etc).
- Social (sense of belonging, friendships, etc).
- Income (living wage).

- Psychological (self-worth, personal responsibility, sense of contribution, etc).

Homelessness is a multi-faceted public health problem that requires policies and intervention at three levels:

- Community-level interventions (CLI)
- Group-level interventions (GLI)
- Individual-level interventions (ILI)

The Plan is a flexible document that will be subject to annual revision based on the findings of ongoing outcome assessment, documented changes in client need, public will and availability of resources. The planners of this document believe that homelessness will be addressed by the collective efforts of the community.

4.4 NON-HOMELESS SPECIAL NEEDS

Decatur's economy is heavily dependent on manufacturing; particularly chemical and allied industries; services; government and retail trade. The Base Realignment and Closure Act (BRAC) will greatly impact the region. It is expected that employment would accelerate during the next 20 years. Patterns indicate that Morgan County's population and number of households will grow by 20% between 2000 and 2030.

The mean hourly wage of all occupations in Decatur MSA in May 2008 was \$16.44 with a mean annual wage of \$34,200. Management occupations had the highest mean annual wage with \$83,110 followed by Architecture and Engineering with \$63,620 and Healthcare Practitioner and Technical with \$61,080.

Management represented 3.70% of all occupations; Architecture and Engineering only represented 1.49%, while Healthcare Practitioner and Technical represented 5.47% of all occupations in Decatur MSA in May 2008. Production, office and Administrative support, Sales and Related occupations and Transportation and Material moving represented 18.22%, 13.06%, 10.72% and 9.86%, respectively of all occupations (Table 4.9).

Table 4.9: Occupations in Decatur MSA May 2008

Occupation		Wage Estimates				
Code	Title	<u>Employment</u> <u>(1)</u>	Median Hourly	Mean Hourly	<u>Mean</u> <u>Annual</u> <u>(2)</u>	<u>Mean</u> <u>RSE</u> <u>(3)</u>
00-0000	All Occupations	54,280	\$13.27	\$16.44	\$34,200	1.60%
11-0000	Management	2,010	\$33.41	\$39.95	\$83,110	2.50%
13-0000	Business and Financial Operations	1,150	\$22.20	\$25.02	\$52,040	3.30%
15-0000	Computer and Mathematical Science	250	\$25.24	\$26.46	\$55,040	3.60%
17-0000	Architecture and Engineering	810	\$29.51	\$30.59	\$63,620	4.40%
19-0000	Life, Physical, and Social Science	160	\$28.29	\$28.67	\$59,640	3.80%

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21-0000	Community and Social Services	410	\$18.40	\$19.31	\$40,170	2.80%
23-0000	Legal	160	\$23.04	\$27.33	\$56,840	9.90%
25-0000	Education, Training, and Library	3,100	\$21.31	\$19.73	\$41,040	2.20%
27-0000	Arts, Design, Entertainment, Sports, and Media	210	\$12.93	\$14.38	\$29,900	6.40%
29-0000	Healthcare Practitioner and Technical	2,970	\$20.25	\$29.37	\$61,080	6.80%
31-0000	Healthcare Support	1,170	\$9.84	\$10.64	\$22,130	3.10%
33-0000	Protective Service	870	\$16.33	\$17.26	\$35,900	5.30%
35-0000	Food Preparation and Serving Related	4,170	\$7.32	\$7.96	\$16,560	1.50%
37-0000	Building and Grounds Cleaning and Maintenance s	1,470	\$9.05	\$9.69	\$20,160	2.70%
39-0000	Personal Care and Service	850	\$8.59	\$10.37	\$21,580	6.30%
41-0000	Sales and Related	5,820	\$9.30	\$13.18	\$27,420	3.50%
43-0000	Office and Administrative Support	7,090	\$12.40	\$13.40	\$27,870	1.50%
45-0000	Farming, Fishing, and Forestry	130	\$9.17	\$11.16	\$23,210	####
47-0000	Construction and Extraction	3,380	\$16.05	\$16.72	\$34,780	2.40%
49-0000	Installation, Maintenance, and Repair	2,880	\$18.02	\$19.57	\$40,710	4.20%
51-0000	Production	9,890	\$12.36	\$13.95	\$29,010	3.30%
53-0000	Transportation and Material Moving	5,350	\$12.07	\$14.28	\$29,700	3.60%

Source: http://www.bls.gov/oes/2008/may/oes_19460.htm

The Morgan County Workforce Development Coalition has as its vision, “to create an educated workforce in Morgan County that can meet the needs of the current and future global economy”. As of May 2009, the unemployment numbers were as follows:

Unemployment- May 2009

Decatur MSA 10.7%

Morgan County 10.2%

Table 4.10: Employment and Unemployment Statistics for Decatur, 1990 - 2008

Date	Employment		Unemployment	
	Total	% Change	Rate	Unit Change
1990	61,266	-	6.4	-
1991	61,109	-0.3	7.3	0.9
1992	60,432	-1.1	7.6	0.2
1993	61,741	2.2	7	-0.6
1994	62,889	1.9	6.1	-0.9
1995	65,000	3.4	5.5	-0.5
1996	66,343	2.1	4.5	-1.1

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1997	67,748	2.1	4.6	0.1
1998	69,802	3	3.8	-0.8
1999	70,813	1.4	4.2	0.4
2000	70,712	-0.1	3.9	-0.3
2001	69,876	-1.2	4.8	1
2002	67,228	-3.8	5.9	1
2003	66,235	-1.5	6	0.1
2004	67,280	1.6	5.5	-0.5
2005	68,045	1.1	4.1	-1.4
2006	68,858	1.2	3.6	-0.4
2007	70,164	1.9	3.2	-0.4
2008	69,068	-1.6	4.9	1.7

Source:

Table 4.11a: Actual Number of Crimes Committed, 2007

	Decatur al	Hartselle al	Huntsville al	Denver co	Washington dc
Robberies	105	1	586	1,045	3,985
Rapes	28	4	96	296	192
Homicides	0	0	21	47	181
Aggravated Assaults	118	7	676	2,164	3,566
Motor Vehicle Thefts	2,584	376	7,282	5,121	7,323
Violent Crime	251	12	1,379	3,522	7,924
POPULATION	56,019	13,650	169,391	573,387	588,292

Source: US Federal Bureau of Investigation: Uniform Crime Reporting

Table 4.11b: 2007 Crime Rates Per 100,000 People

Crime	Decatur AL	Hartselle AL	Huntsville AL
Robberies	187	7	346
Rapes	21	29	57
Homicides	0	0	12
Aggravated Assaults	210	51	339
Motor Vehicle Thefts	4,612	2,754	4,299
Violent Crime	448	88	814
POPULATION	56,019	13,650	169,391

Source: US Federal Bureau of Investigation: Uniform Crime Reporting

The ACCRA Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The average for all participating places, both metropolitan and non-metropolitan, equals 100, and each participant's index is read as a percentage of the average for all places.

The Decatur MSA as compared to the other cities on table 44 has a low cost of living index. Note should be taken of the fact that it ranked third highest for transportation cost. This cost factors weighs heavily on low to moderate income families where automobile ownership is low, thus access to job opportunities may be hampered by the lack of access to low cost transportation.

Table 4.12: Cost of Living Indices

Metropolitan Area (MSA)	Composite Index	Grocery Items	Housing	Utilities	Transportation	Health-Care	Misc Goods & Services
Decatur, AL	89.2	96.4	74.0	83.2	102.1	89.5	97.8
Huntsville, AL	92.8	94.4	81.3	83.4	98.5	94.0	103.4
Asheville, NC	99.7	101.0	102.0	96.3	96.0	102.3	98.3
Atlanta, GA	96.8	98.8	92.5	87.9	103.4	102.0	99.9
Greenville, SC	91.5	102.1	74.5	88.5	96.9	102.2	100.8
Chattanooga, TN	89.9	96.6	81.5	85.6	97.8	94.5	93.2
Myrtle Beach, SC	92.9	103.6	80.4	85.7	97.5	102.3	99.6
Rome, GA	92.3	97.7	73.7	89.2	102.4	106.6	102.9
Washington, DC	137.4	107.0	219.4	95.2	107.1	105.7	103.5

Source: Second Quarter 2008 ACCRA Cost of Living Index (National Average = 100)

Table 4.13: COMMUNITY DEVELOPMENT NEEDS (Table 2B)

PRIORITY COMMUNITY DEVELOPMENT (PROJECTS)	PRIORITY NEED Level High, Medium, Low No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS				
Senior Centers				
Handicapped Centers				
Homeless Facilities				
Youth Centers				
Child Care Centers				
Health Facilities				
Neighborhood Facilities				
Parks and/or Recreation Facilities				
Parking Facilities				
Non-Residential Historic Preservation				
Other Public Facility Needs				
INFRASTRUCTURE				
Water/Sewer Improvements				
Street Improvements				
Sidewalks				
Solid Waste Disposal Improvements				
Flood Drain Improvements				
Other Infrastructure Needs				
Public Service Needs (Projects)				
Senior Services				
Handicapped Services				
Youth Services				
Child Care Services				
Transportation Services				
Substance Abuse Services				
Employment Training				
Health Services				
Lead Hazard Screening				
Crime Awareness				
Other Public Service Needs				
Economic Development				

Table 4.14: NACH CoC Planning Process Organization

Specific Names of CoC Organization/Persons	Geographical Area Representative	Sub Populations	Level of Participation
State agencies: AL One-Stop Career Center	City of Huntsville	VETS	New Member attends all Meeting-

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Da'Borah Ligon			Employment
Local government Agencies:			
Community Development Jimmy Jackson Terrie Boyd	City of Huntsville	GAPS/Community Awareness Committee	Regular attendee at all NACH Meeting Grant Coordination
Community Development Decatur Allen Stover	City of Decatur		Attends 80% of meetings
Huntsville City Council Sandra Moon	City of Huntsville		Attends 25% of meetings
Public Housing Authorities (PHA):			
Huntsville Housing Authority L. Dejarnet	City of Huntsville	SMI/VET/DV	New Member-Housing
Non-profit organizations (includes Faith-Based organizations)			
Madison Baptist Association Rob Peavey	Madison County		Attends 60% of planning meetings
Compassion Ministries Wanda Die	Limestone Madison	SMI/SA	New member attends all meetings-outreach
Family Services Center Courtney Sammy	Madison/Morgan/Limestone		Exhibit 1 Committee-Family Housing regular attendee at all NACH meetings
New Futures-Marilyn Mabry	Madison County		
Grand View Estates Loretta Adams	Madison County	SMI	New member attends all meetings -Family Housing
New-Futures-Marilyn Mabry	Madison County		
Grand View Estates Loretta Adams	Madison County	SMI	New member attends all meetings -Family Housing
New Covenant Ministries Millie Anglin	Madison County		Exhibit1 committee attends all meetings Mainstream Resource Committee-supportive Services, Food line
Christian Church Sherry Birney	City of Huntsville Madison County	SA/VET/SMI/HIV/AIDS	New member attends all meetings-outreach
Harbor House of Decatur Bill Blackwell	City of Decatur/Morgan/Limestone, Madison County	SA	New member attends all meetings
The Salvation Army Huntsville Vickie Lockley	City of Huntsville Madison County	SA/VETS/DV	Attends 95% of meetings Exhibit1 Committee serves

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			1st
			Stop Advisory Emergency transition housing, meals , supportive services
The Salvation Army Decatur Valerie Coan	Morgan/Limestone /Lawrence County /City of Decatur	SA/DV/Y	Secretary of Continuum GAPS Committee emergency & transition housing
House of Grace Ponitha Everhart	Madison County		Exhibit 1 committee
The Village Rob Peevey	City of Huntsville	SMI/VEETS/SA	Attends 25% of meetings individual outreach
Downtown Rescue Mission D. Overholt	City of Huntsville	SA/VETS	Vice-President of Continuum- Emergency & transition housing, meals, supportive services
Downtown Rescue Mission Cecilia Luna	Madison & Morgan County	DV/Y/SA	Exhibit 1/Mainstream resources committee emergency & transition housing
First Baptist Church Catherine Miller	City of Huntsville Madison County	DV/Y	Attends 90% of meetings On call service/referral
AL Family Rights Association Micheal Polemeni	Madison County	Y	New member attends meetings
Crisis Services of North AS George Price	Madison/Morgan/ Limestone	DV	President of Continuum Family Support AL
Mental Health Association Todd Cannon	Huntsville/Madiso n County	SMI	Attends 75% of meetings coordinates publicity
House of Hope Phyllis Randolph	Madison County	Y	New member attends meetings
First Stop Gail Scott	City of Huntsville	SMI/SA/CETS/D V/Y	Exhibit 1 committee mental health treatment and referrals SMI Housing
Jr. League of Huntsville Ellie Sternberg	City of Huntsville	Y	Attends 20% of meetings youth transitional housing
Mental Health Center on N. Central AL Bill Giguere	Morgan/Limestone /Lawrence	SMI/SA/CETS/D V/Y	Exhibit 1 committee mental health treatment and referrals SMI Housing
Business/Business Associations:			
AEPCO Inc- First Stop Board			Exhibit 1 Committee

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Member Larry Sisterman			
VP Compass Bank Corp-First Stop Board member Lynn Bullard			New member attends meetings
Homeless/ formerly homeless Persons:			
Formerly homeless Bill Wells			Attends 90% of planning meeting coordinates NACH publicity
Homeless Randall Collier			Attended May 2004 meeting
Homeless Frank Thomas			Attended May & June 2004 meeting
Homeless Danny Orr			Attended June 2004 meeting
Other: e.g.: Law Enforcement Hospital/Medical funding support			
Huntsville Police Dept Doug Hemphill	City of Huntsville	SMI/SA/VETS/H IV AIDS	Attends 75% of meetings
Huntsville Times Patricia Mc Carter	North Alabama		Attends 50% of meetings
Huntsville Hospital Cindy Smith	North Alabama	SMI/SA/VETS/H IV AIDS	Attends 75% of meetings
Hartselle Medical Center Elaine Shancyfelt	North Alabama	SMI/SA/VETS/H IV AIDS	New member attends meeting
United Way of Morgan County -G	Morgan County		Attends 75%of meetings

Source: North Alabama Coalition for the Homeless 7/25/04

4.4 NON-HOMELESS SPECIAL NEEDS

In the assessment of special needs population, the population groups for which information was gathered included the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS. Table 4.15 below shows Substance Abuse data for Morgan County will Table 4.16 show disability status by census tract.

Table 4.15: Juvenile and Adult Substance Abuse Data for Morgan County.

TREND DATA	1991-93	1993-95	1995-97	1997-99	1999-01
Juvenile Alcohol/Drug Arrest Rate	762.1	927.2	1,190.9	1,577.9	1,275.9
Adult Alcohol/Drug Arrest Rate	3,306.9	3,662.6	3,768.7	3,672.5	3,028.5
Alcohol/Drug Abuse Mortality Ratio	44.3	45.7	49.5	49.4	48.3

Table 4.16: Disability Status of Civilian Non-Institutional Population by Census Tract in Decatur, Alabama

Disability status of the civilian non-institutional population	% of Population 5 years & over with disability		
	Both sexes	Male	Female
Census Tract 211	24.4	29	20.1
Census Tract 212	19.3	19.9	18.6
Census Tract 1	26.1	30.7	22.2
Census Tract 2	10.2	11.3	9.2
Census Tract 3	22.6	20.8	24.3
Census Tract 4	27.7	27.8	27.7
Census Tract 6	36.3	34.4	37.9
Census Tract 7	24.4	21.5	27.2
Census Tract 8	22.5	23.3	21.7
Census Tract 9	24.5	22.8	26.1
Census Tract 10	24.4	22.4	26.2
Census Tract 51.01	18.9	20.1	17.8
Census Tract 51.02	16.2	16	16.3
Census Tract 51.03	33.7	32.7	34.7
Census Tract 51.04	18.9	19.5	18.4
Census Tract 51.05	13.9		
Census Tract 53.01	18.3	18.3	18.2
Census Tract 54.04	22	25.7	18.3

The priority housing and supportive service needs of persons who are not homeless but require supportive housing are enumerated on Table 4.17.

Table 4.17: Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly					
Frail Elderly					
Severe Mental Illness					
Developmentally Disabled					
Physically Disabled					
Persons w/ Alcohol/Other Drug Addictions					
Persons w/HIV/AIDS					
Victims of Domestic Violence					
Other					
TOTAL					

4.5 LEAD BASE PAINT HAZARDS

National Perspective

The Environmental Protection (EPA) agency has issued new standard to safe guard children from the exposure to lead hazards. Under the new standards, lead is considered a hazard when equal to or exceeding 40 micrograms of lead in dust per square foot on floors, 250 micrograms of lead in dust per square foot on interior window sills, and 400 parts per million (ppm) of lead in bare soil in children's play areas or 1200 ppm average for bare soil in the rest of the yard. As noted by EPA, health problems from exposure to lead can include profound developmental and neurological impairment in children. Lead poisoning has been linked to mental retardation, poor academic performance and juvenile delinquency. Nearly one million children in America today have dangerously elevated levels of lead in their blood. Because of the potential dangers, any exposure to deteriorated lead-based paint presents a hazard.

Between 1998-2000, HUD sponsored a survey (National Survey of Lead and Allergens in Housing) to evaluated for lead in paint, dust and soil. Some key findings from the survey were:

- 38 million housing units (40%) had lead-based paint and 24 million (25%) had significant lead-based paint hazards.
- 1.2 million dwellings with at least one significant lead-based paint hazard housed low income families with a child under the age of 6. (<http://www.disasterhousing.gov/offices/lead/researchers.cfm>)
- 14% of housing units had significantly deteriorated lead-based paint, 16% had dust-lead hazards, and 7% had soil-lead hazards. HUD sponsored a national environmental health survey of licensed childcare centers in partnership with the U.S. Environmental Protection Agency. Lead was measured in paint and in dust and soil samples. Dust and wipe samples were also collected for allergen and pesticide analyses, respectively. A total of 168 randomly selected licensed daycare centers were recruited into the study and data were collected from July - October, 2001. Main lead-related findings from the survey include:
 - Lead-based paint is present in 28% of childcare centers.
 - 14% of childcare centers have one or more significant lead-based paint hazards (11% with significantly deteriorated lead-based paint, 3% with dust-lead hazards, and 2% have soil-lead hazards).
 - Centers where the majority of children are African American are four times as likely (30% compared to 7%) to have significant lead-based paint hazards compared to those where a majority of children are white. (<http://www.disasterhousing.gov/offices/lead/researchers.cfm>)

Lead based paint concerns are clustered in the core area of the city. The tract with the oldest median housing age is tract 4; the median age being 1949. Other tracts with median age determined to be in the decade of the 1960 respectively include: tracts 4, 1, 3, 7, 8, 6, and 2. In a 1995 *National Survey of Lead Base Paint in Housing* funded by the U.S. Department of HUD, conclusions drawn from sampling of housing in the United States were informative to local communities in that the following was found:

- Lead-based paint is widespread in housing.
- An estimated 64 million (plus/minus 7 million) homes, 83% (plus/ minus 9%) of the privately owned housing units built before 1980 have lead-based paint somewhere in the building;
- Twelve million (plus/ minus 1 million) of these homes are occupied by families with children under the age of seven years old;
- There are no significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region.
- The amount of lead-based paint vary with the age of the dwelling unit;
- Pre-1940 units have on average about three times as much lead-based paint as units built between 1960 and 1979; and
- Lead paint is even more widespread in public housing with 86% (plus/ minus 8%) of all pre-1980 public housing family units have lead based paint some where in the building.

No local estimates have been made. These national statistics provides some insight into what the local status of lead based paint might be area of the communities with the oldest housing stock; thus those houses clustered in the core area of the city. The tract with the oldest median housing age is tract 4; the median age being 1949. Other tracts with median age determined to be in the decade of the 1960 respectively include: tracts 4, 1, 3, 7, 8, 6, and 2.

The Morgan County Health Department reported the following results of lead screening of children for the years 2001, 2002 and 2003 as shown in the Table 4.18.

Table 4.18: Lead Screening of Children in Morgan County

Year	Number of Children Tested	Race/Ethnicity						Blood Level (Pd.B)			
		A	B	N	W	H	Z	V+C 0-9	C 10-14 Low	15-19 Moderate	V+C 20+ Severe
2001	84	1	25	0	47	1	11	82	0	1	0
2002	142	3	40	0	80	2	1	133	5	1	3
2003	565	1	43	1	139	33	424	549	5	2	5

Source: Morgan County Health Department (Child List Summary), Jan. 2005

SECTION V: HOUSING MARKET ANALYSIS

5.1 HOUSING MARKET ANALYSIS

In Alabama, the Fair Market Rent (FMR) for a two-bedroom apartment is \$595. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$1,982 monthly or \$23,789 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$11.44. In Alabama, a minimum wage worker earns an hourly wage of \$5.85. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 78 hours per week, 52 weeks per year. Or, a household must include 2.0 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable. In Alabama, the estimated mean (average) wage for a renter is \$10.39 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 44 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

A unit is considered affordable if it costs no more than 30% of the renter's income. Twenty-eight percent of Decatur MSA's households were renters in 2000, a value slightly higher than the state (Table 5.1). In 2009, Decatur MSA's median income was higher than Alabama. The costs to rent three and four bedroom housing units were higher in Decatur MSA than in the state of Alabama.

Table 5.1: Household Characteristics of Alabama and Decatur MSA

Characteristic	Alabama	Decatur MSA
Number of Households (2000)		
Total	1,737,080	57,140
Renter	478,394	14,013
% Renter	28%	25%
2009 Area Median Income¹		
Annual	\$53,669	\$55,100
Monthly	\$4,472	\$4,592
30% of AMI ²	\$16,101	\$16,530
Maximum Affordable³ Monthly Housing Cost by % of Family AMI		
30%	\$403	\$413
50%	\$671	\$689
80%	\$1,073	\$1,102
100%	\$1,342	\$1,378
2009 Fair Market Rent (FMR)⁴		
Zero-Bedroom	\$483	\$448
One-Bedroom	\$539	\$503
Two-Bedroom	\$627	\$579
Three-Bedroom	\$817	\$757

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Four-Bedroom	\$918	\$786
% Change from 2000 Base Rent to 2009 FMR		
Zero-Bedroom	37%	37%
One-Bedroom	37%	36%
Two-Bedroom	37%	36%
Three-Bedroom	37%	36%
Four-Bedroom	37%	36%
Annual Income Needed to Afford FMR		
Zero-Bedroom	\$19,328	\$17,920
One-Bedroom	\$21,575	\$20,120
Two-Bedroom	\$25,060	\$23,160
Three-Bedroom	\$32,674	\$30,280
Four-Bedroom	\$36,724	\$31,440
Percent of Family AMI Needed to Afford FMR		
Zero-Bedroom	36%	33%
One-Bedroom	40%	37%
Two-Bedroom	47%	42%
Three-Bedroom	61%	55%
Four-Bedroom	68%	57%
2009 Renter Household Income		
Estimated Median Renter Household Income ⁵	\$25,559	\$26,255
Percent Needed to Afford 2 BR FMR	98%	88%
Rent Affordable at Median	\$639	\$656
% Renters Unable to Afford 2 BR FMR ⁶	49%	45%
2009 Renter Wage		
Estimated Mean Renter Wage ⁷	\$10.77	\$10.53
Rent Affordable at Mean Wage	\$560	\$547
2009 Minimum Wage		
Minimum Wage	\$6.55	\$6.55
Rent Affordable at Minimum Wage	\$341	\$341
2009 Supplemental Security Income		
Monthly SSI Payment	\$674	\$674
Rent Affordable at SSI	\$202	\$202
Housing Wage		
Zero-Bedroom	\$9.29	\$8.62
One-Bedroom	\$10.37	\$9.67
Two-Bedroom	\$12.05	\$11.13
Three-Bedroom	\$15.71	\$14.56
Four-Bedroom	\$17.66	\$15.12
Housing Wage as % of Minimum Wage		
Zero-Bedroom	142%	132%

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One-Bedroom	158%	148%
Two-Bedroom	184%	170%
Three-Bedroom	240%	222%
Four-Bedroom	270%	231%

Housing Wage as % of Mean Renter Wage

Zero-Bedroom	86%	82%
One-Bedroom	96%	92%
Two-Bedroom	112%	106%
Three-Bedroom	146%	138%
Four-Bedroom	164%	144%

Work Hours/Week at Minimum Wage Needed to Afford FMR

Zero-Bedroom	57	53
One-Bedroom	63	59
Two-Bedroom	74	68
Three-Bedroom	96	89
Four-Bedroom	108	92

Work Hours/Week at Mean Renter Wage Needed to Afford FMR

Zero-Bedroom	35	33
One-Bedroom	39	37
Two-Bedroom	45	42
Three-Bedroom	58	55
Four-Bedroom	66	57

Full-time Jobs at Minimum Wage Needed to Afford FMR

Zero-Bedroom	1.4	1.3
One-Bedroom	1.6	1.5
Two-Bedroom	1.8	1.7
Three-Bedroom	2.4	2.2
Four-Bedroom	2.7	2.3

Full-time Jobs at Mean Renter Wage Needed to Afford FMR

Zero-Bedroom	0.9	0.8
One-Bedroom	1.0	0.9
Two-Bedroom	1.1	1.1
Three-Bedroom	1.5	1.4
Four-Bedroom	1.6	1.4

Source: National Low Income Housing Coalition

Figure 5.1 shows the average cost (in \$000) of single-family new house construction building permits in Decatur City between 1997 and 2007. The average cost grew by 50% by \$61,200,000.

Tables 5.2a and b show the estimated home value of owner-occupied housing units and rent paid by renters in 2007, respectively. The majority of owner-occupied housing units valued between \$70,000 and \$174,999 in 2007. The majority of renters paid between \$300 and \$599 for rent in 2007.

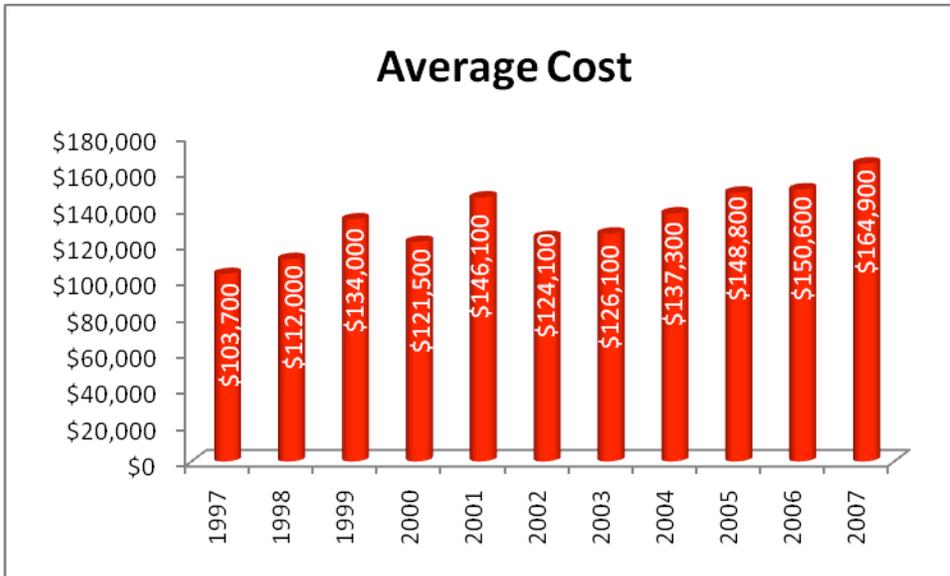


Figure 5.1: Average cost (in \$000) of single-family new house construction building permits in Decatur City 1997 – 2007

Source: <http://www.city-data.com/city/Decatur-Alabama.html>

Table 5.2a: Estimate Home Value of Owner-Occupied Houses in Decatur AL, 2007

• Less than \$10,000:	72
• \$10,000 to \$14,999:	38
• \$15,000 to \$19,999:	40
• \$20,000 to \$24,999:	42
• \$25,000 to \$29,999:	46
• \$30,000 to \$34,999:	87
• \$35,000 to \$39,999:	137
• \$40,000 to \$49,999:	312
• \$50,000 to \$59,999:	456
• \$60,000 to \$69,999:	714
• \$70,000 to \$79,999:	1,005
• \$80,000 to \$89,999:	1,339
• \$90,000 to \$99,999:	1,274
• \$100,000 to \$124,999:	2,589
• \$125,000 to \$149,999:	1,546
• \$150,000 to \$174,999:	1,216
• \$175,000 to \$199,999:	971
• \$200,000 to \$249,999:	1,232
• \$250,000 to \$299,999:	555
• \$300,000 to \$399,999:	390
• \$400,000 to \$499,999:	208
• \$500,000 to \$749,999:	114
• \$750,000 to \$999,999:	31
• \$1,000,000 or more:	45

Table 5.2b: Rent Paid by Renters in Decatur AL, 2007

• Less than \$100:	361 people
• \$100 to \$149:	336
• \$150 to \$199:	238
• \$200 to \$249:	333
• \$250 to \$299:	509
• \$300 to \$349:	860
• \$350 to \$399:	1,349
• \$400 to \$449:	1,315
• \$450 to \$499:	870
• \$500 to \$549:	509
• \$550 to \$599:	282
• \$600 to \$649:	178
• \$650 to \$699:	139
• \$700 to \$749:	58
• \$750 to \$799:	22
• \$800 to \$899:	62
• \$900 to \$999:	36
• \$1,000 to \$1,249:	62
• \$1,250 to \$1,499:	56
• \$1,500 to \$1,999:	55
• \$2,000 or more:	28
• No cash rent:	397

Table 5.3 shows that the oldest structures are found in census tract 4 with 65.6% of them being built 1950 or earlier. Tract 1 had over half of its housing stock built in 1950 or earlier. The newest units were built in 51.02 and 51.04.

Table 5.3: Housing Characteristics in Decatur Alabama by Census Tracts

Census Tracts	Median Year Structures Built	Housing Stock built 1950 or earlier	% Housing Stock built 1950 or earlier
1	1960	988	51.0
2	1969	281	18.6
3	1963	554	39.0
4	1949	1474	65.6
6	1967	511	38.14
7	1966	649	37.4
8	1966	289	21.9
9	1973	433	17.1
10	1971	54	4.1
51.01	1985	196	12.9
51.02	1987	175	4.4
51.03	1976	48	11.9
51.04	1987	106	2.9
51.05	1983	40	4.9
53.01	1977	465	18.4
54.04	1978	149	9.3
211	1980	375	14.8
212	1984	237	13.4
Decatur	1974	5465	22.8

Source: U. S. Census Bureau, Census 2000 Summary Files 1 & 3

The majority of substandard housing is geographically located in the northwest and upper southwest areas of the city. These areas have transitioned from owner occupied homes to primarily renter-occupied rental units. An average of 140 of these substandard or deteriorated properties is processed annually through code enforcement activities. Of those properties 58% are either demolished by the owner or the city. Due to the large number of buildings that are being lost to demolition, the city has begun to process more properties by the more labor intensive method of identifying property maintenance violations, where possible, in an attempt to help preserve what is potentially some of the city's most affordable rental housing. Despite the fact that every possible effort has been made to help stabilize the housing conditions in these target areas, it is apparent that the condition of the structures continue to deteriorate. Given that the majority of these homes were constructed in the 1930's and 1940's it is anticipated that their condition will continue to decline.

5.2 PUBLIC AND ASSISTED HOUSING: PRIORITY HOUSING NEEDS

Decatur city’s priority housing needs are shown in HUD Table 2A below, which shows the estimated funding needed in order to address the most urgent housing needs. High priority is assigned to categories which will definitely be funded during the planning period, and medium priority is assigned to categories of housing which will be funded if sufficient funds are available.

Table 5.1: Five Year Priority Needs & Goals: Housing (HUD Table 2A)

HOUSEHOLD TYPE		INCOME LEVEL	RELATIVE UNMET NEED	PRIORITY	ANNUAL GOALS	YEAR GOAL
OWNERS	Small Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Large Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Elderly	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	All Other	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
RENTERS	Small Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Large Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Elderly	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	All Other	0-30% of MFI				

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		31%-50% of MFI				
		51%-80% of MFI				
SPECIAL NEEDS	Small Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Large Related	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	Elderly	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				
	All Other	0-30% of MFI				
		31%-50% of MFI				
		51%-80% of MFI				

Public and Assisted Housing Units and Conditions

The Decatur Housing Authority operates four categorical programs:

- a) Public Housing with 613 Units
- b) Section 8 with 850 vouchers; and
- c) Capital Fund for renovations and improvements
- d) HOPE IV Program

The 613 public housing units are in the following locations

Table 5.2: Public Housing

Development Name	Number of Units	Average Annual Turnover	Condition/Improvements Five Year Work Activities
East Acres	129	40	-Install security screens -Convert 8 units for Handicapped Accessibility -Window replacement
East Acres Addition	80	21	-Install security doors
Sterrs Addition	124	35	-Install security doors
Westgate Gardens	48	1	-Install security doors
Summer Manor	94	12	-Complete 504 Handicapped Accessibility
Doc Jordan	61	7	-Complete 504 Handicapped Accessibility

Source: Decatur Housing Authority Comprehensive Agency Plan 2005

One hundred and five units were demolished (Cashin Homes) and replaced with a HOPE IV project (Kings Estate)N (Tables 5.3a and 5.3b). Cashin Homes was constructed in 1951, 200 individuals were displaced after the complex was demolished.

Table 5.3a: Name, Number of Units and Value Demolised

Name	# of Units	Demolition Grant Amount	FY Awarded
Cashin Homes	105	\$979,025	2003

Source: <http://www.hud.gov>

Table 5.3b: Profile of King Estates

Name	Type of Units	Number of Units Exist	Total once completed
King Estates	Single Family Homes	11	36

Table 5.4: Public Housing Units and Average Tenant Rent

Name of Complex	Average tenant Rent
East Acres/ Addition	100.00/135.00
Sterrs/ Addition	140.00/153.00
Summer Manor	226.00
Jordan Neill	252.00
Westgate Garden	219.00

Table 5.5: Public Housing Units by Number of Bedrooms

Type of Unit	Total	# vacant	Waiting list
1 bedrm	286	1	146
2 bedrm	178	0	30
3 bedrm	99	1	13
4 bedrm	36	0	16
5 "	4	0	2
0 "	4	0	0

A tenant-based program is also operated by DHA. The Authority reported that on average, 97 vouchers are surrendered each year and new families are assisted under these programs

The strategies for improving operation and living conditions are guided by the goal and objectives outlined in the Five Year Plan. They include:

Goal: Expand the supply of assisted housing

Objectives/strategies

- Apply for additional rental vouchers
- Reduce public housing

Goal: Improve the quality of assisted housing

Objectives/strategies

- Improve public housing management
- Improve voucher management
- Renovate or modernize public housing units
- Reduce density in Sterrs Homes

Goal: Increase assisted housing choice

Objectives/strategies

- Implement voucher homeownership program

Goal: Provide an improved living environment

Objective/strategies:

- Implement public housing security improvement

Goal: Promote self-sufficiency and asset development of families and individuals

Objective/strategies:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability

Goal: Ensure equal opportunity in Housing for all Americans

Objectives/strategies

- Continue affirmative measures to ensure equal opportunity in Housing for all Americans

5.3: Homeless Inventory: Facilities and Services

The North Alabama Coalition for the Homeless reported in their 2004 application data on the number of emergency shelters, transitional shelters, and permanent supportive housing.

- Number of Emergency Shelter Facilities- Total=11
- Number of Transitional Shelters- Total=16
- Number of Permanent/Supportive Housing- Total=3

Continuum of Care Service Activity Chart
 Fundamental Components in CoC System-Service Activity Chart

Table 5.6: Component: Outreach for Other Homeless Persons

Service in place	Agency	Methods of Access/Receive Assistance
<p>Outreach in Place: Currently outreach to unsheltered homeless is provided by organizations</p>	<p>The Village, various faith based institutions, IMS First Stop, Law Enforcement agencies, Harbor House, Youth Assessment Home, House of Grace, Grandview.</p>	<p>Primarily providing unsheltered homeless with blankets, tents in some cases, camp equipment, hygiene kits and meal packs plus instructions to obtain referrals and case management. Expand the number of persons via additional volunteers, and fulltime paid coordinator. Information on available assistance regularly to unsheltered homeless also to families /individuals at risk by word of mouth and newspaper ads.</p>
<p>Outreach in Place: Other Homeless</p> <p>The NACH area is replete with assistance for organizations to be able to support homeless persons and those at risk of becoming homeless through loss of employment, housing, domestic violence, and illness. The purpose of NACH is to bring all these organizations together to assure interface between the organizations in order to be able to respond to unique aspects of other homeless such as women and children.</p>	<p>DHR. Crisis Center, Hope Place, Legal Services, Community Free Clinics , Law Enforcement agencies, Domestic Violence, Family Services Center</p>	<p>First Responders or directly via HELPLine Referrals, by calling E-911 to report needs for themselves or someone else. Homeless victims who may go to DHR for other services will be referred to DV?SAIL Specialist for assessment and safety planning as needed</p>

Source: North Alabama Coalition for the Homeless Application, 7/25/04

Component: Supportive Services

Service in place	Agency	Methods of Access/Receive Assistance
<p>Case Management Services: Move through a very complicated system of human services.</p> <p>Service Planned: Additional case managers at IMS First Stop, Salvation Army Decatur, to serve homeless individuals, case management and other supportive services for families with children who participate in LIFT housing new transitional and permanent housing features, case management and supportive services for families with children. The Salvation Army and Downtown Rescue Mission along with transitional housing programs.</p>	<p>DHR, Crisis Services, Mental Health Center of Madison County, National Children’s Advocacy, Harbor House, Youth Assessment Home, Grandview, AIDS Action Coalition, IMS-First Stop Drop-in Center.</p>	<p>Case Management is accessed through self referral to each of the agencies listed. Individual call offices for information /assistance. Agency referral through HELPNet Community Information Kiosk. 24 hour call crisis-line through HELpline for information and linkage from primary case management service or outreach teams and workers</p>
<p>Money Management and Budget Counseling:</p>	<p>Family Services Center, Downtown Rescue Mission, and Alabama and Auburn Cooperative Extension Service</p>	<p>Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk , 24 hour crisis-line through HELpline information and linkage from primary case management service or outreach teams and workers.</p>
<p>Language Bank/ Interpreter Service:</p>	<p>Volunteer Center, HOLA (Hispanic Outreach Latinos Adelante) volunteer</p>	<p>Service providers with language barriers to their clients call directly for volunteer availability.</p>
<p>Food Assistance:</p>	<p>IMS FOODLine (coordinates 18 local food pantries to distribute emergency food), Committee on Church Cooperation (CCC), Salvation Army soup kitchen and mobile van, 3 meals per day by the Downtown Rescue Mission and breakfast by First Stop.</p>	<p>Individuals call office for information/assistance, Agency referral or self referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline information and linkage from primary case management service or outreach teams and workers. Homeless individuals may gain meals by walking in or meeting the Salvation Army soup van at designated stops.</p>

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<p>Clothing and Household Items: Free or low fee</p>	<p>Christmas Charities Year round ,Salvation Army, Breaking Free Mission, Downtown Rescue Mission, St. Vincent D3 Paul Society, Goodwill, Asbury Thrift shop, and Inner City Ministries.</p>	<p>Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24 hour crisis –line through HELpline information and linkage from primary case management service or outreach teams and workers. Homeless individuals may gain clothing by walking in or meeting the Salvation Army at designated stops.</p>
<p>Life Skills Training:</p>	<p>Family Services Center, Downtown Rescue Mission, Alabama and Auburn Cooperative Extension Service.</p>	<p>Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, and or call 24 hour crisis –line through HELpline information and linkage from primary case management service or outreach teams and workers.</p>
<p>Transportation Assistance: Free shuttle tickets for participating agencies. Free car or low interest loan for car purchase. Family Services Center /Ways to Work Program.</p>	<p>Huntsville Transportation Department, Handi-ride for disabled, Huntsville Shuttle Service/Mental Health Association,</p>	<p>Individuals call offices for information/assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline information and linkage from primary case management service or outreach teams and workers. Shuttle service available throughout the Huntsville City limits at designated stops during regular working hours for nominal fee or shuttle ticket, referral and linkage from primary case management service or outreach teams and workers.</p>
<p>Medical Services:</p>	<p>Community Free Clinic in both Huntsville and Decatur, Catholic Center of Concern, HELpline, First Baptist Church, Christmas Charities and Huntsville Hospital Emergency Room.</p>	<p>Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline for information and referral. Community Free Clinic walk-ins welcomed and HEALS Clinic referral and linkage from primary case management service or outreach teams and workers.</p>
<p>Legal Services: Legal system accessibility, protection from self and for family, legal representation for the poor, and court advocacy.</p>	<p>Legal Services of North Alabama, Lawyer Referral Service, Crisis Madison County District Court/Family Court and Mental Health Officer.</p>	<p>Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline for information and</p>

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		referral. Law enforcement referrals, court referrals, Mental Health Center Advocacy for families seeking observation hold/ commitment, referral and linkage from primary case management service or outreach team's and workers.
Medication Assistance:	Community Free Clinic Huntsville and Decatur, Catholic Center of Concern, HELPLine, First Baptist Church, Huntsville Assistance Program, The Salvation Army, Senior RX, First Stop, CUPM and Christmas Charities.	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24- hour crisis-line through HELPLine for information and referral and linkage from primary case management service outreach teams and workers.
Mutual Support Groups: To strengthen support systems, coping skills, and help work through crisis.	Mental Health Center of Madison County, Mental Health Center of North Central Alabama, Crisis Services, Family Services Center, Hospice of Huntsville, Mental Health Association, Senior Center, AAA-ANON, Ala-Teen, CoCine Anon, and Families Anon.	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24- hour crisis-line through HELPLine for information and referral and linkage from primary case management service or outreach teams and workers.
Alcohol and Drug Abuse Treatment: Services Planned: Improve detoxification and treatment accessibility by working with Crestwood Hospital, beginning AA/NA groups at First Stop Drop-in Center.	New Horizons Treatment Center, Impact Ministries , Huntsville Metro Treatment Center (outpatient only), Pathfinders, Turning Point Outreach Ministries, and The Salvation Army of Huntsville.	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24- hour crisis-line through HELPLine for information and referral and linkage from primary case management service or outreach teams and workers.
Mental Health Treatment: Services Planned: Improve coordination of mental health services for the chronically homeless between agencies serving mutual clients	Community Free Clinics of Huntsville and Decatur, Madison County Health Department, reduced fee service provided by Central North Alabama Services, free to limited population provided by HEALS Clinic. Emergency Medical Services provided by Huntsville Hospital Emergency Room and the VA Outpatient Clinic.	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24- hour crisis-line through HELPLine for information and referral and linkage from primary case management service or outreach teams and workers.
HIV/AIDS Related	Aids Action Coalition	Referral by discharging agency to

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Treatment	through the Davis Clinic and Family Services Center	AAC or FSC. Agency referral or self referral through HELPNet Community Information Kiosk, 24 –hour crisis line through HELpline for information and referral.
Information and Referral: Centralized database of community resources. Services Planned: Implement HMIS NACH-wide by end 2004 for an even more efficient use of limited resources throughout North Alabama, and provide community supported case management service for all clients in need.	Crisis Services of North Alabama/HELPNet, HELpline and working with United Way	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24 –hour crisis line through HELpline for information and referral.
Education:	Christian Women’s Job Corp. State Employment Office/Career Center, Madison County Career Center, Huntsville Career Center, Drake Technical College, Calhoun Community College Seldon Center, National Center for Education Excellence (NACEE), and Vocational Rehabilitation Services.	Individuals call offices for information and assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24- hour crisis-line through HELpline for information and referral and linkage from primary case management service or outreach teams and workers.
Life Skills, Employment Training, GED Preparation Job Support:	DHR, Christian Women’s Job Corp, Family Services Center, Huntsville Housing Authority, Association for Retarded Citizens (ARC), State Employment Office/Career Center, Madison County Career Academy, Huntsville Career Center, Drake Technical College, Calhoun Technical College, Seldon Center, National Center for Educational Excellence, (NACEE), Phoenix Industries/Partners with Industry, (Huntsville Rehabilitation Services),New Futures (temporarily suspended as of March 1st 2004).	Individual call offices directly and /walk in during regular offices hours for assistance. Agency referral or self referral through HELPNet Community Information Kiosk, and/or call the 24 hour crisis –line through HELpline for Information and referral.
Child Care Enrichment Programs:	Huntsville Child Care Center, Head Start/	Individuals call offices during regular office hours for application

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Free or low fee, subsidized	Community Action Partnership	information assistance. Agency referral or self referral through HELPNet Community Information Kiosk. 24 hr crisis-line through HELPLine for information and referral.
Transportation Assistance: Free shuttle tickets for participating agencies. Free car or low interest loan for car purchase. Family Services Center /Ways to Work Program.	Huntsville Transportation Department, Handi-ride for disabled, Huntsville Shuttle Service/Mental Health Association,	Individuals call offices for information/assistance. Agency referral or self referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline information and linkage from primary case management service or outreach teams and workers. Shuttle service available throughout the Huntsville City limits at designated stops during regular working hours for nominal fee or shuttle ticket, referral and linkage from primary case management service or outreach teams and workers.
Medical Services:	Community Free Clinics of Huntsville and Decatur, Madison County Health Department, reduced fee service provided by Central North Alabama Services, free to limited population provided by HEALS Clinic Emergency Medical Services provided by Huntsville Hospital Emergency Room and VA Outpatient Clinic.	Agency referral or self-referral through HELPNet Community Information Kiosk, 24-hour crisis-line through HELpline for information and referral. Community Free Clinic walk-in Tuesday and Thursday evenings in Huntsville and Decatur, HEALSclinic walk-in or call for appointment for Lincoln and Lakewood Elementary School families. Central North Alabama Health Services requires a call for appointment and a request for sliding fee scale.

Source: North Alabama

5.4 Special Needs Facilities and Services

Existing agencies, providing facilities and services to assist these and other non-homeless persons in need of supportive housing, are shown on Table 5.4. These agencies include services for the mentally ill, elderly, disabled, and drug addicted.

Table 5.7: Component: Prevention

Service in place	Agency	Methods of Accessing/Receiving Assistance
Child Care Enrichment Programs: Free or low fee, subsidized	Huntsville Child Care Center, Head Start/Community Action Partnership	Individuals call offices during regular office hours for application information assistance. Agency referral or self referral through HELPNet Community Information Kiosk. 24 hr crisis-line through HELPLine for information and referral.
Crisis Intervention:	HELpline, Mental Health Center of Madison County, Mental Health Officer, E-911 Emergency Responders (Law Enforcement, Fire, Rescue, Ambulance), IMS First Stop, The Village, House of Hope, Youth Assessment Home, House of Grace, Grandview, Harbor House, Mental Health Center of N. Central Alabama	Individuals call directly, toll free access to HELpline via 800 number, "hotline" phones placed at each community information Kiosk for direct access to HELpline, crisis line volunteers, assess, provide crisis intervention and link or refer to appropriate agency personnel as needed. E-911 assesses and dispatches appropriate agency to the field for service.
Life Skills, Employment Training, GED Preparation Job Support:	DHR, Christian Women's Job Corp, Family Services Center, Huntsville Housing Authority, Association for Retarded Citizens (ARC), State Employment Office/Career Center, Madison County Career Academy, Huntsville Career Center, Drake Technical College, Calhoun Technical College, Seldon Center, National Center for Educational Excellence, (NACEE), Phoenix Industries/Partners with Industry, (Huntsville Rehabilitation Services), New Futures (temporarily suspended as of March 1st 2004).	Individual call offices directly and /walk in during regular offices hours for assistance. Agency referral or self referral through HELPNet Community Information Kiosk, and/or call the 24 hour crisis -line through HELpline for Information and referreal.
Medical Services:	Free services by Community Free Clinics of Huntsville and Decatur, Madison County Health Department, reduced fee service provided by Central North Alabama Services, free to	Agency referral or self referral through HELPNet Community Information Kiosk, 24 -hour crisis-line through HELpline for information and referral. Community Free Clinic walk-in

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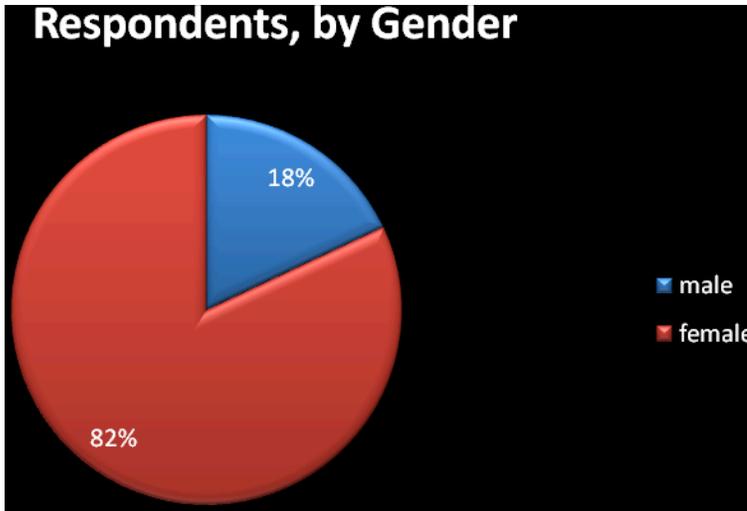
	limited population provided by HEALA Clinic. Emergency Medical Services provided by Huntsville Hospital Emergency Room and the VA Outpatient Clinic	Tuesday and Thursday evenings in Huntsville and also in Decatur, HEALS Clinic walk-in or call for appointment for Lincoln and Lakewood Elementary School families. Central North Alabama Health Services requires a call for appointment and a request for sliding fee scale.
Rent/Mortgage Assistance:	Catholic Center of Concern, Churches United for People (CUP), The Care Center, Huntsville Assistance Program (HAP), St. Vincent De Paul Society, Veterans, Trinity United Assistance Church, First Baptist Church, Committee On Church Cooperation. New Futures (temporarily suspended as of March 1st 2004).	Agency referral or self-referral through HELPNet Community Information Kiosk, And or call the 24-hour crisis-line through HELpline for information and referral for who currently needs funds. Many programs offer different times and areas of service depending on funding source, staffing, and funds availability, so it is best to call for information first.
Utility Assistance:	Catholic Center of Concern, Churches United for People, The Care Center, Huntsville Assistance Program, St. Vincent De Paul Society American, American Legion Auxiliary, First Baptist Church, Salvation Army, Project Share, Community Action Partnership, and Committee on Church Cooperation. New Futures (temporarily suspended as of March 1st 2004).	Agency referral or self referral through HELPNet Community Information and referral for people who currently have funds. Many programs offer different times and areas of service depending on funding.

Source: North Alabama Coalition for the Homeless Application, 7/25/04

5.5 Barriers to Affordable Housing

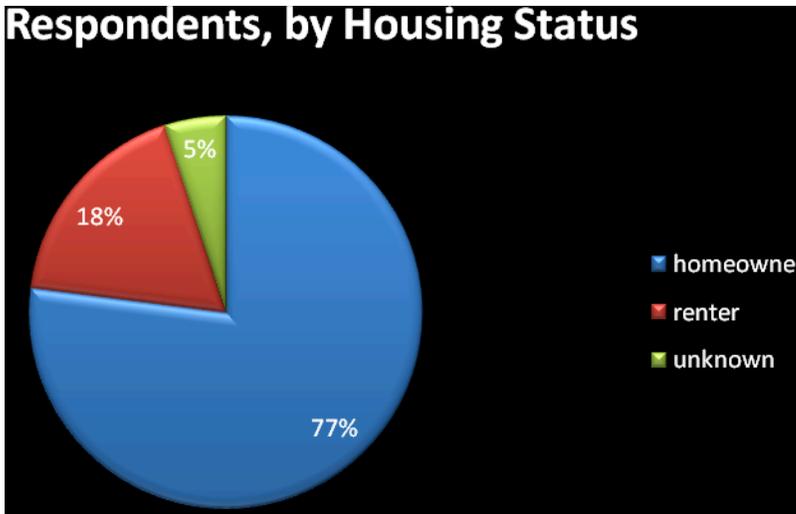
To determine the state of Fair housing in the City, a survey was developed. This questionnaire was designed to assess if housing discrimination patterns might exist. The following are the results of the survey.

Demographic Profile of Respondents: There were a total of 22 respondents. The largest percentage was females (18 actual respondents) and the remaining respondents were males (4).



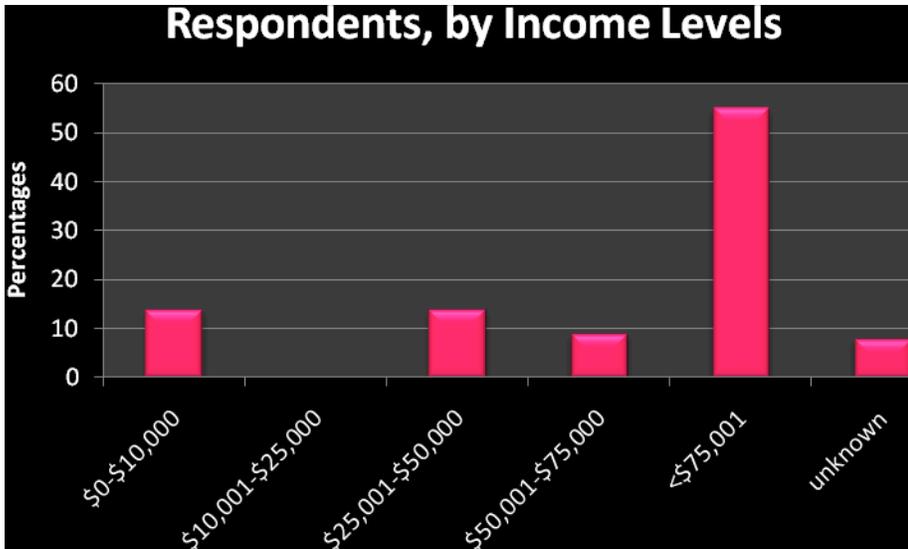
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The majority of respondents, 17 individuals, were homeowners. Four respondents were renters and one individual opted not to reveal his/her housing status.



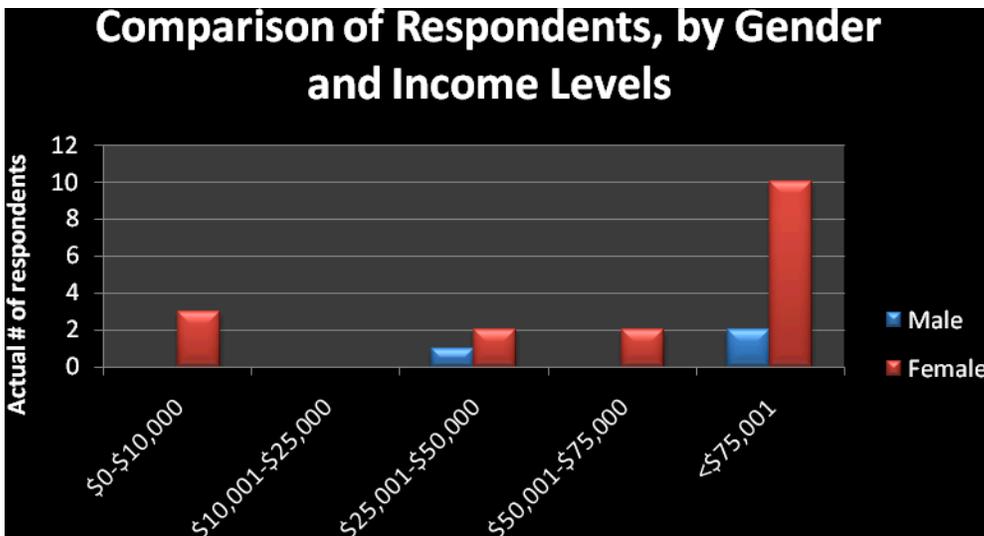
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The greater percentage of respondents 54% (12 individuals) reported incomes in excess of \$75,001. The second highest income category was tied between those reporting \$0-\$10,000 and those that reported \$25,001-\$50,000; 3 individuals in each category. There was another tie for the least number of respondents, between those with unknown incomes and those with incomes between \$50,001 and \$75,000.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

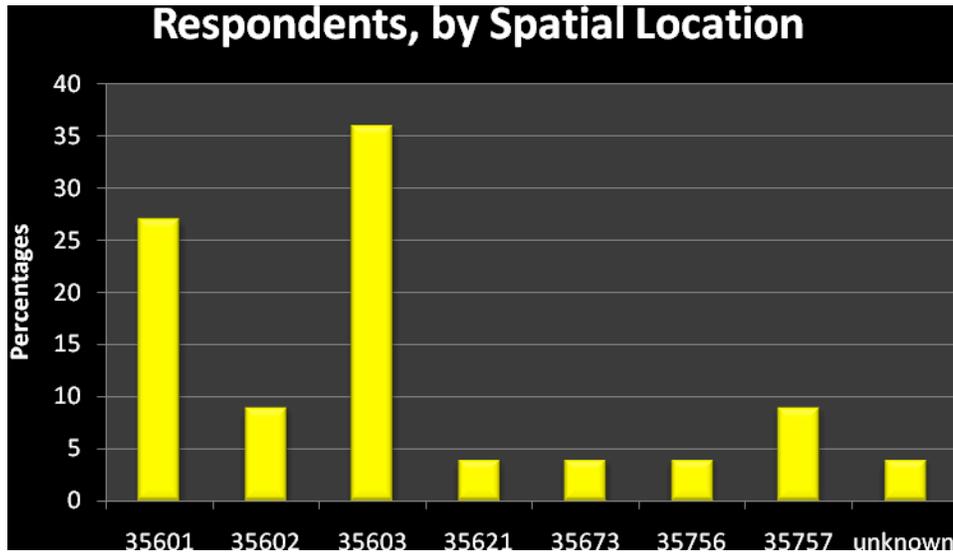
The majority of respondents, of both genders, reported incomes in excess of \$75,001. No one reported incomes within the \$10,001-\$25,000 range.



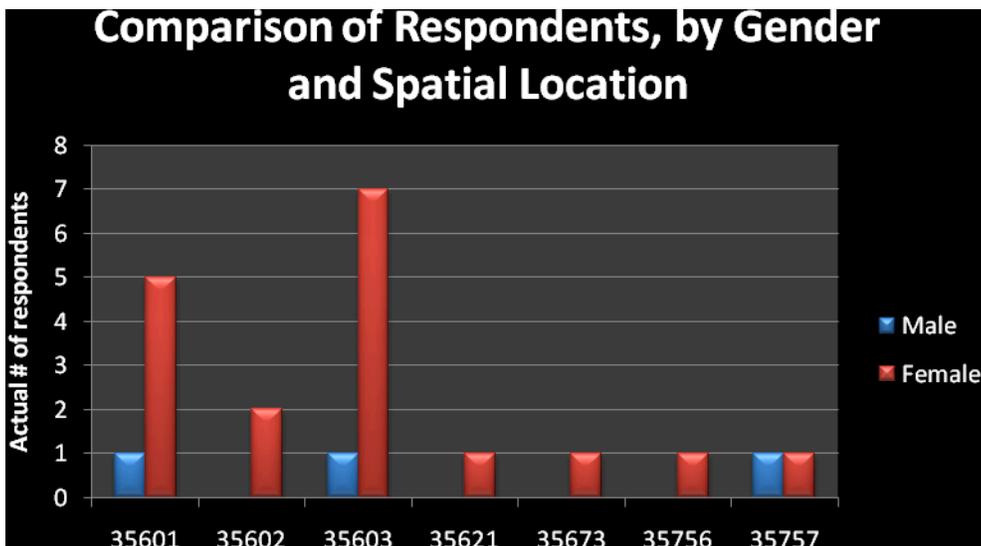
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

A final demographic characteristic of respondents (shown below) identified them by spatial location, as indicated by residential zip codes. There was variation in the spatial location of the residents of respondents, accounting for seven separate zip codes. The largest percentages of respondents were from areas in the city of Decatur with zip codes 35603, 35601, and 35602, respectively; other respondents presumably had a vested interest in the assessments of fair housing

opportunities in the city of Decatur. Households of other respondents were located in (zip code 35621) Eva, Alabama, which is roughly a 30 minute drive south east of Decatur. Two other zip codes, 35757 and 35756 (accounting for a combined total of 3 respondents or 14%), belong to the city of Madison, Alabama; and zip code 35763 lies in Owens Cross Roads, Alabama. One respondent withheld his/her zip code.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

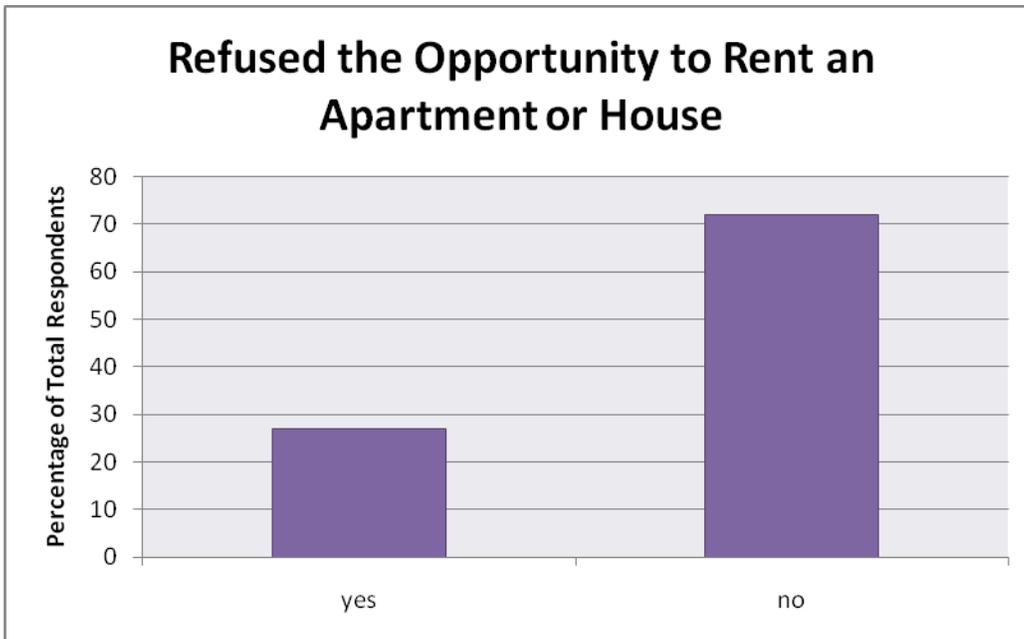


Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The majority of female respondents resided in the city of Decatur in zip codes 35603 and 356001 respectively. Male respondents appeared evenly dispersed.

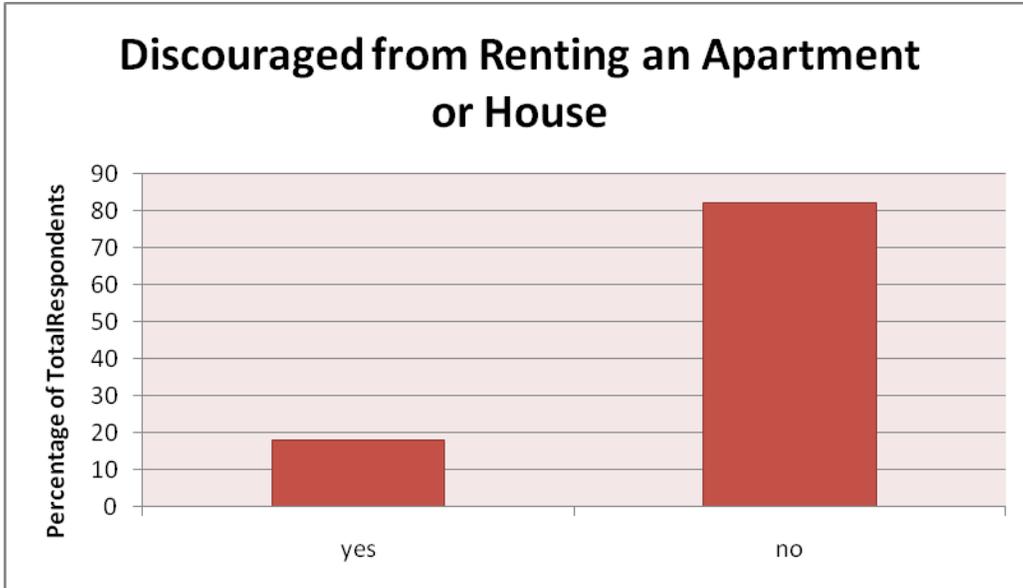
Findings

Respondents were to indicate if any of the following discriminatory practices had been experienced, either by them or someone they knew. Their responses are as follows:



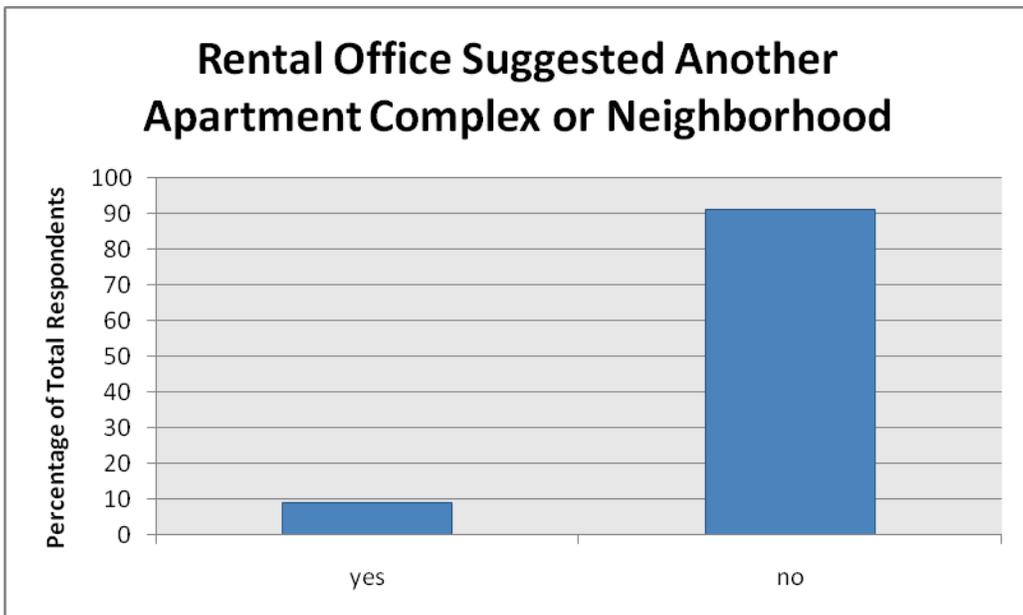
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The figure above shows 73% (16 of 22) indicated they had not been refused the opportunity to rent an apartment or house, and they did not know anyone that had been; while the remaining 27% (6 respondents) had been refused, or knew someone that was.



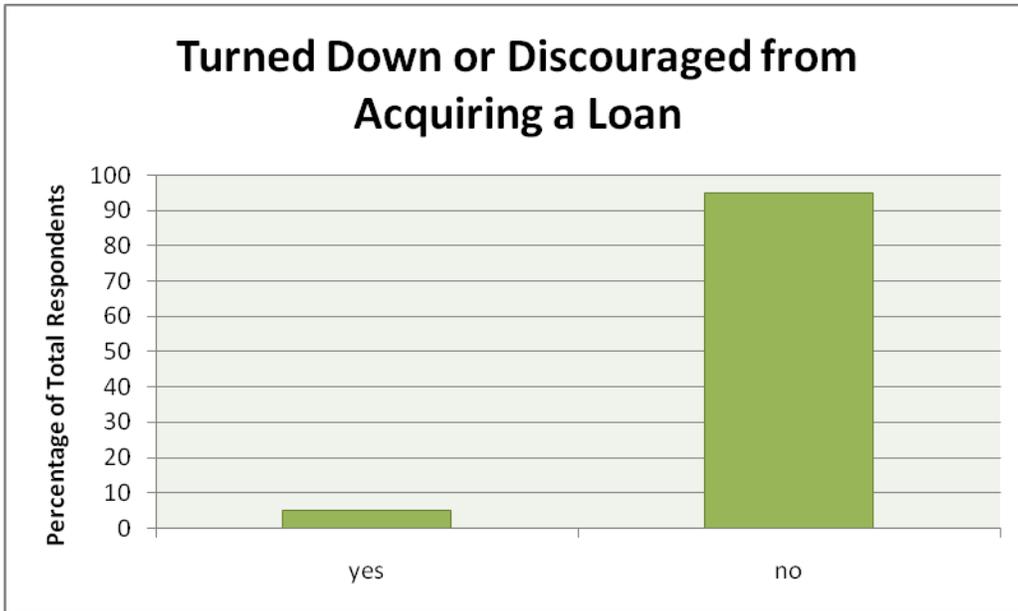
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

Some 82% of respondents (18 individuals) indicated they had not been discouraged from renting an apartment or house, nor did they know anyone that had been; while roughly 18% (4 respondents) had.



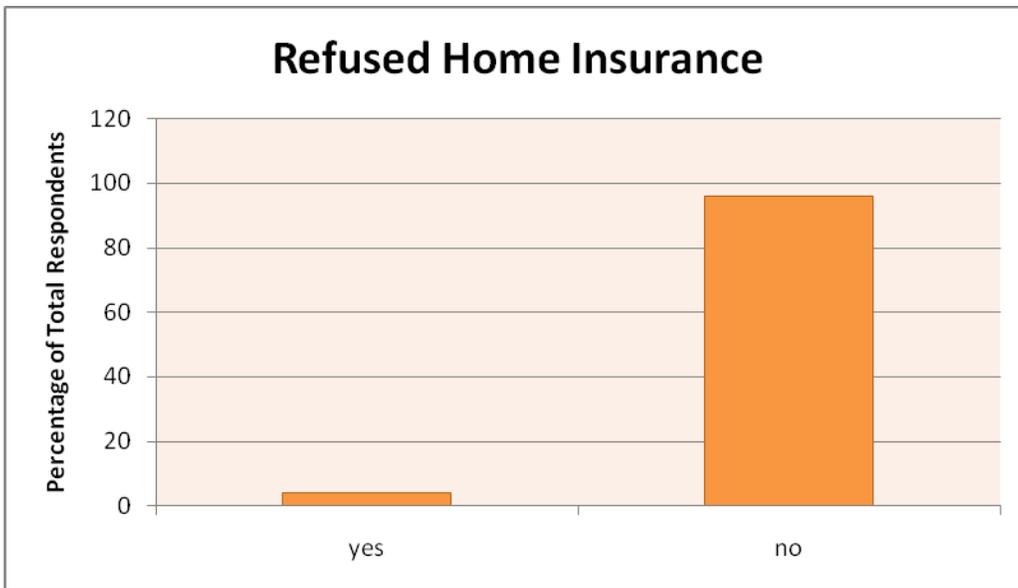
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

Ninety percent of respondents (20 of 22) indicated that it had not been suggested by the rental office where they were applying, that another apartment complex or neighborhood would be better; but roughly 9% (2 respondents) indicated it had been suggested to them (or someone they knew).



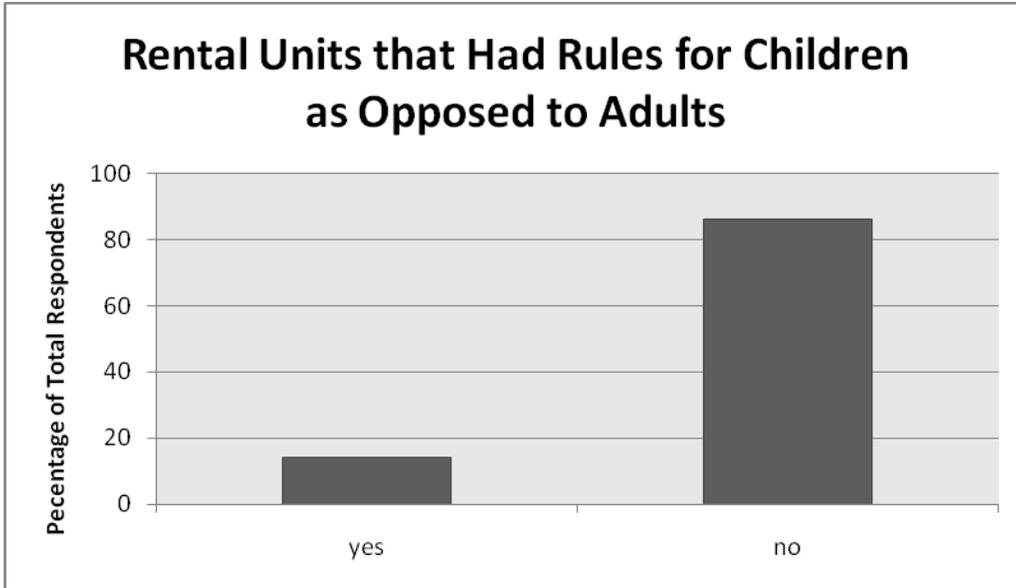
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

There was one respondent that indicated they had been turned down or discouraged from acquiring a home, while the majority of respondents, 96%, had not.



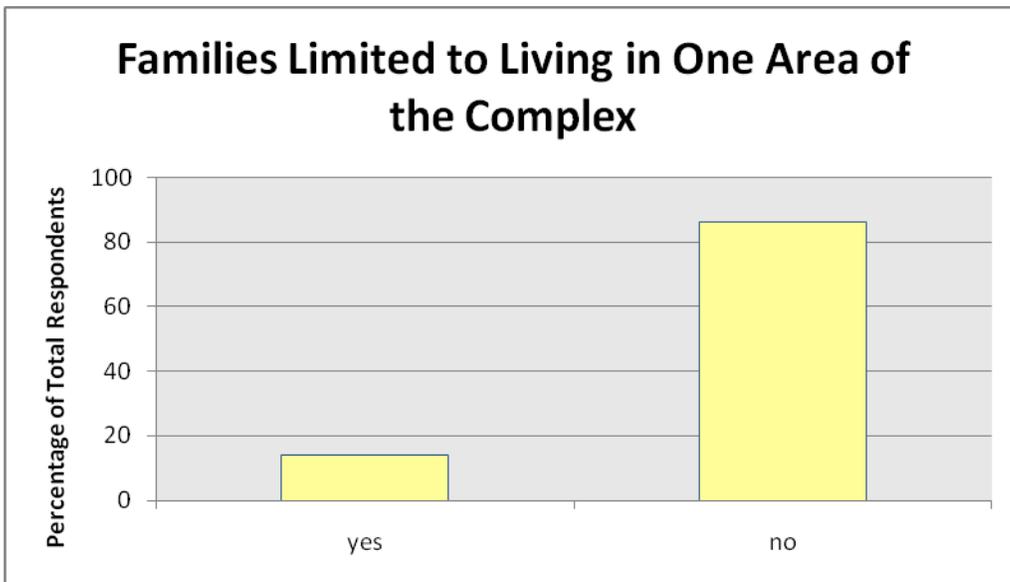
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

One respondent indicated they had been refused home insurance, accounting for roughly 4%, the remaining 96% of respondents had not.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

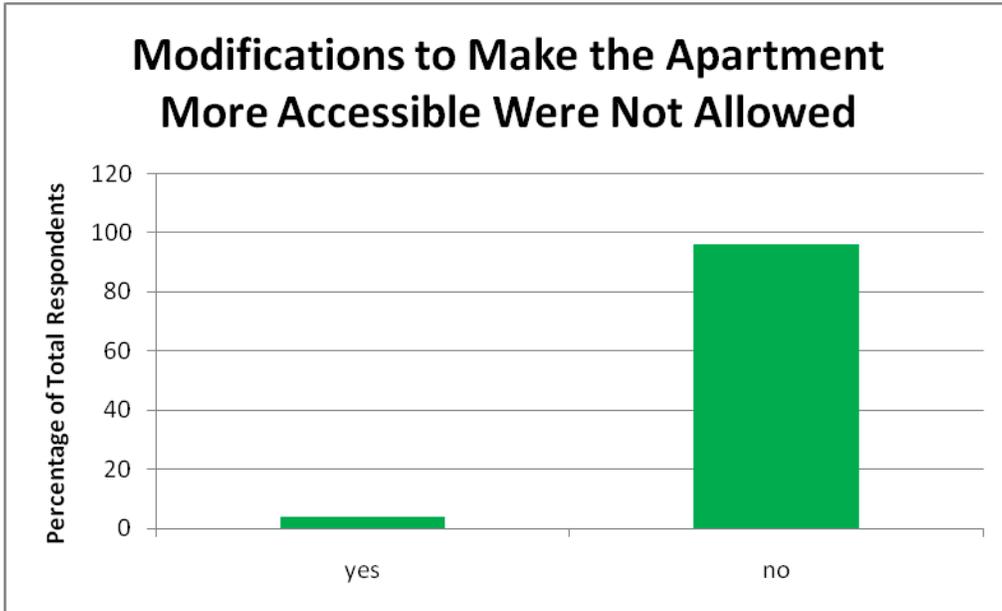
In the figure above, nearly 86% or 19 respondents indicated they had not experienced discrimination in the form of housing with rules for children as opposed to rules for tenants, while the remaining 14% or 3 respondents had.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

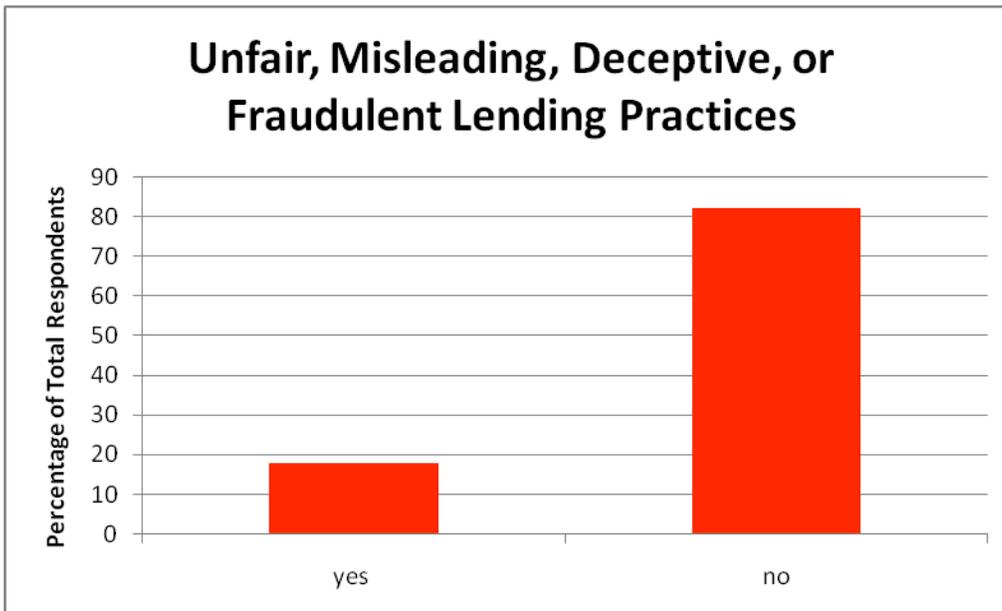
Roughly 86% or 19 respondents indicated they had not experienced housing discrimination in the form of families being limited to living in one area of the complex, while the remaining 14% or 3 respondents had. Ironically, two of the three respondents that indicated they had experienced discrimination in the form of housing with rules for children as opposed to rules for tenants, also indicated

they (or someone they knew) had experienced a housing situation where families were limited to living in one area of the complex.



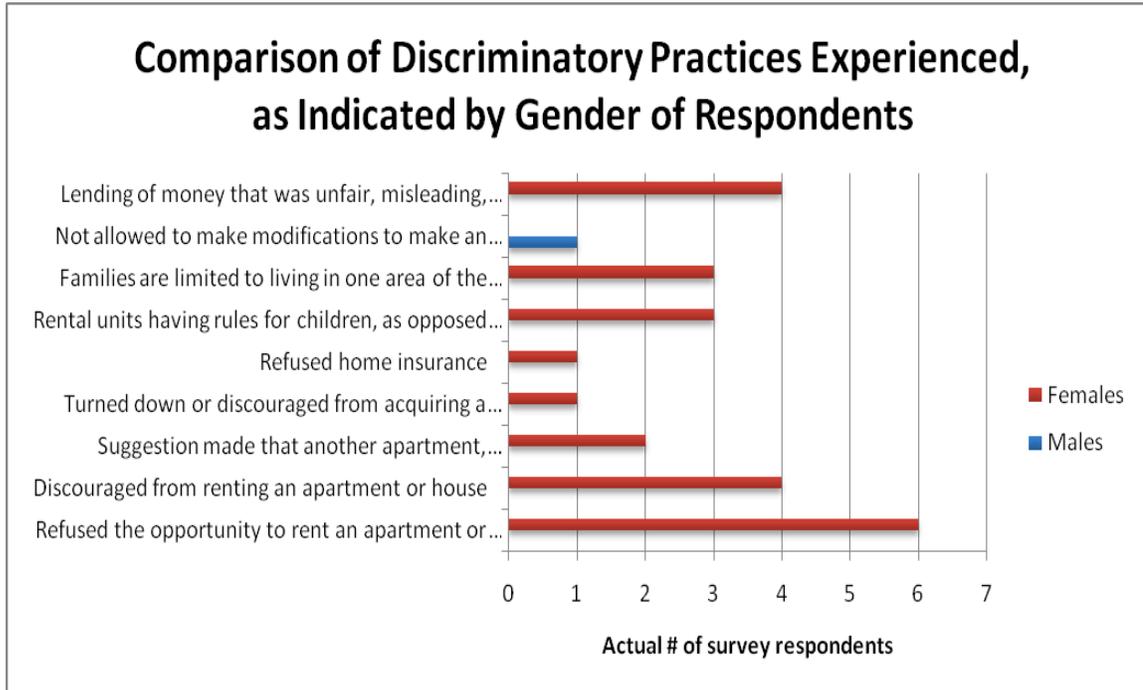
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

One respondent indicated that he or she was (or knew someone that was) not allowed to make modifications to the apartment to make it more accessible for a person with a disability; the remaining 96% had not.



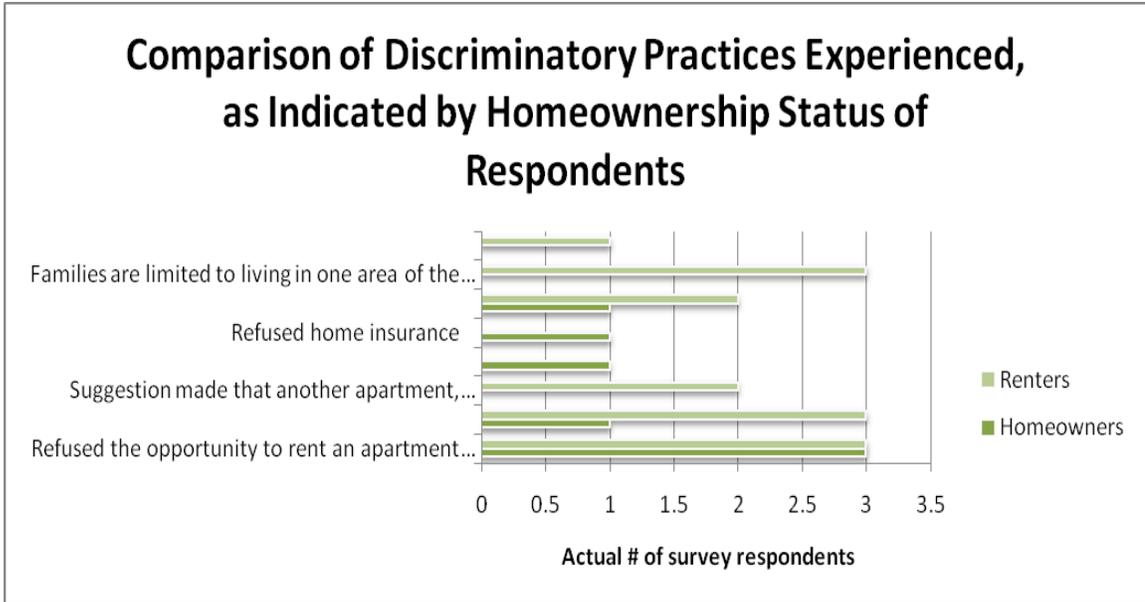
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The majority of respondents, 82% or 18 respondents indicated they had not experienced discriminatory lending practices, while the remaining 18% had.



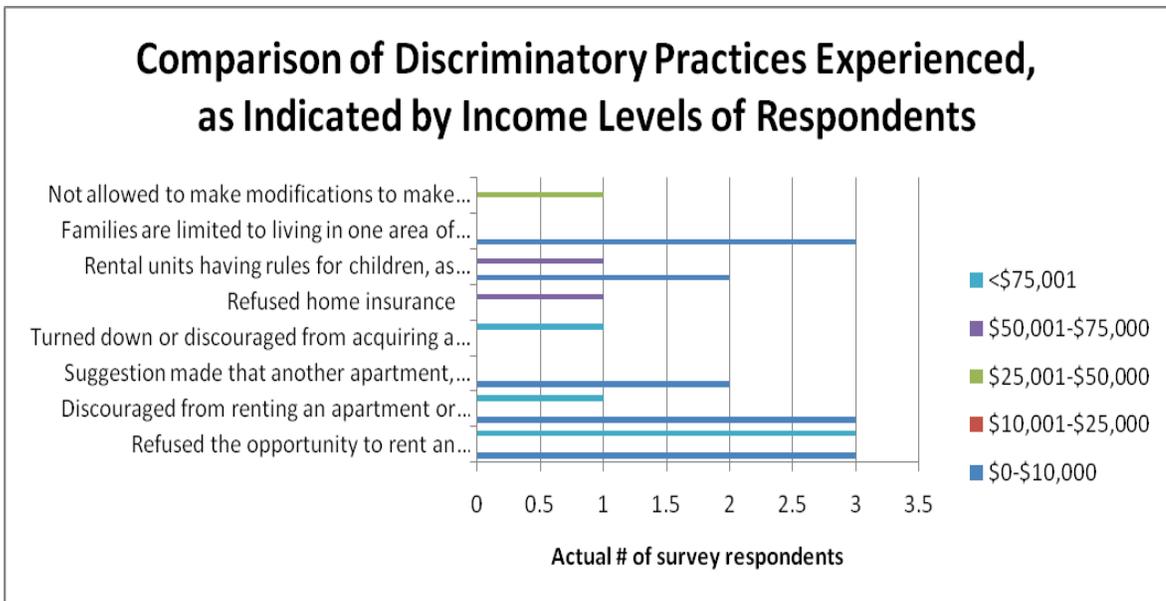
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

Females indicated that they (or someone they knew) had more so been refused the opportunity to rent an apartment of house, discouraged from renting an apartment or house, or lent money in an unfair, misleading, deceptive, or fraudulent manner. Men mostly responded that they had not experienced any of the nine discriminatory housing practices mentioned on the survey.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

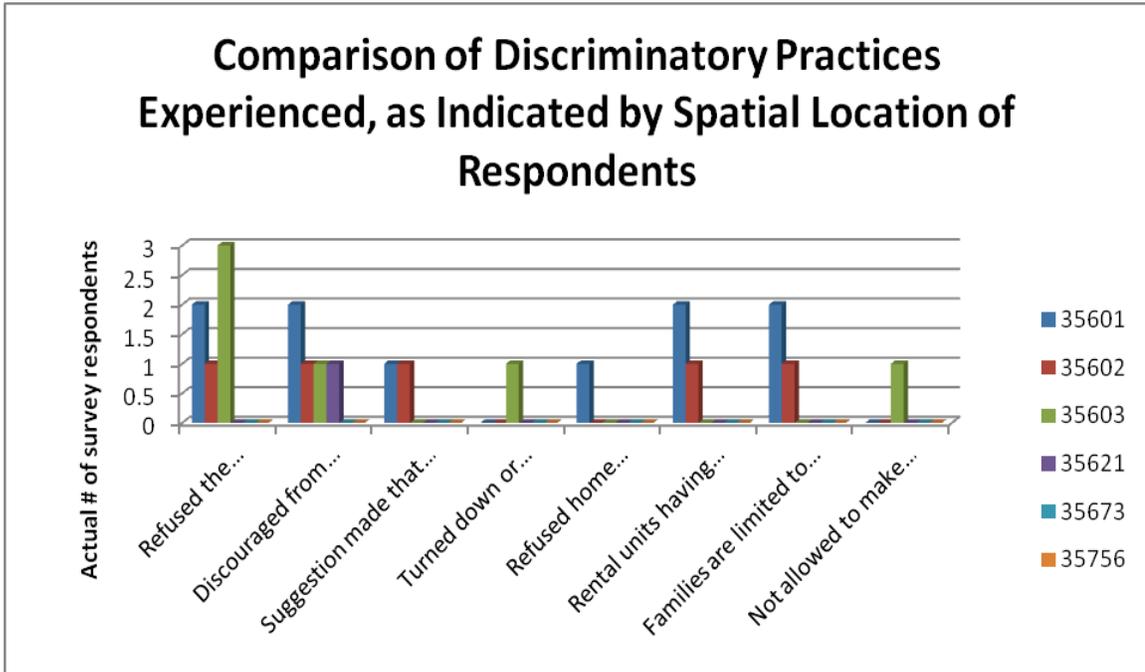
The figure above reveals, the larger amount of discriminatory practices experienced was among renters, as opposed to homeowners. There were an equal number of respondents (3) that indicated that they had been refused the opportunity to rent an apartment or house.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

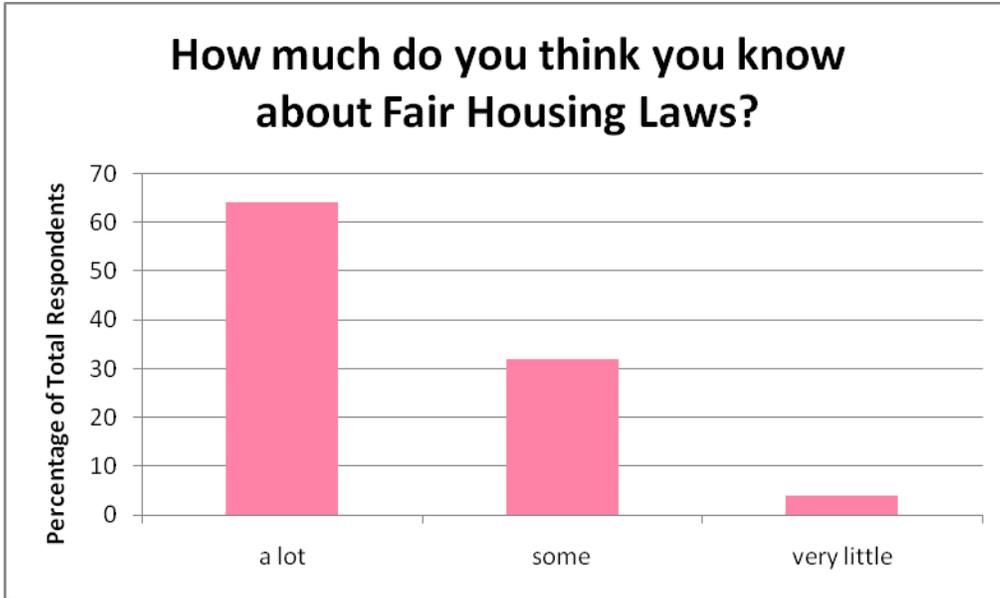
The figure above shows the income levels with the higher experiences of discriminatory housing practices were those with \$0-\$10,000 annually and <\$75,000. Consistent with the comparison by housing status, there were an equal

number of respondents (3) that indicated that they had been refused the opportunity to rent an apartment or house.



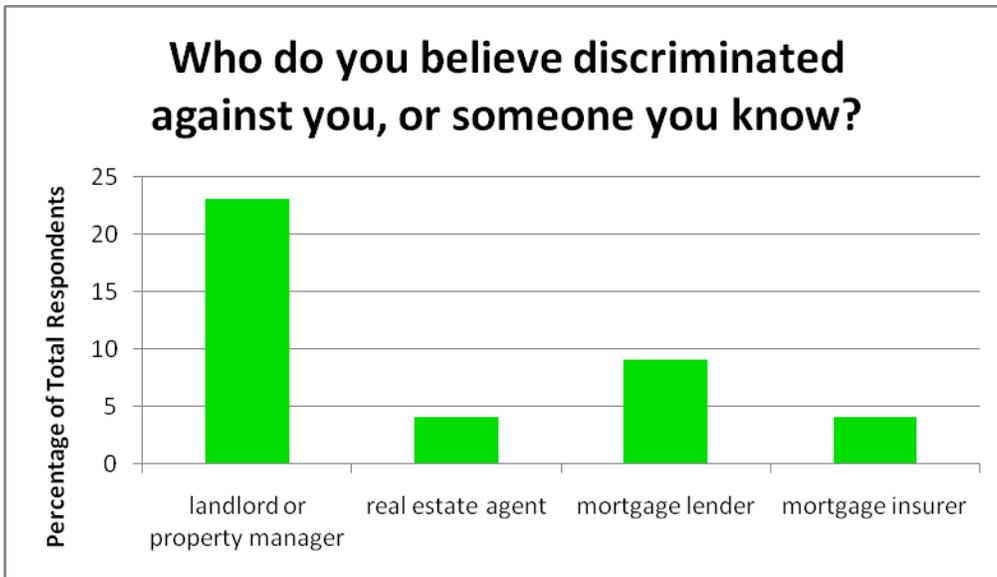
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The figure above shows the higher occurrences of discriminatory housing practices experienced among those residing within the City of Decatur as indicated by zip codes 35601, 35602 and 35603. Note: area code 35757 was omitted from the graph as there were no incidents of discriminatory practices reported by the respondents.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

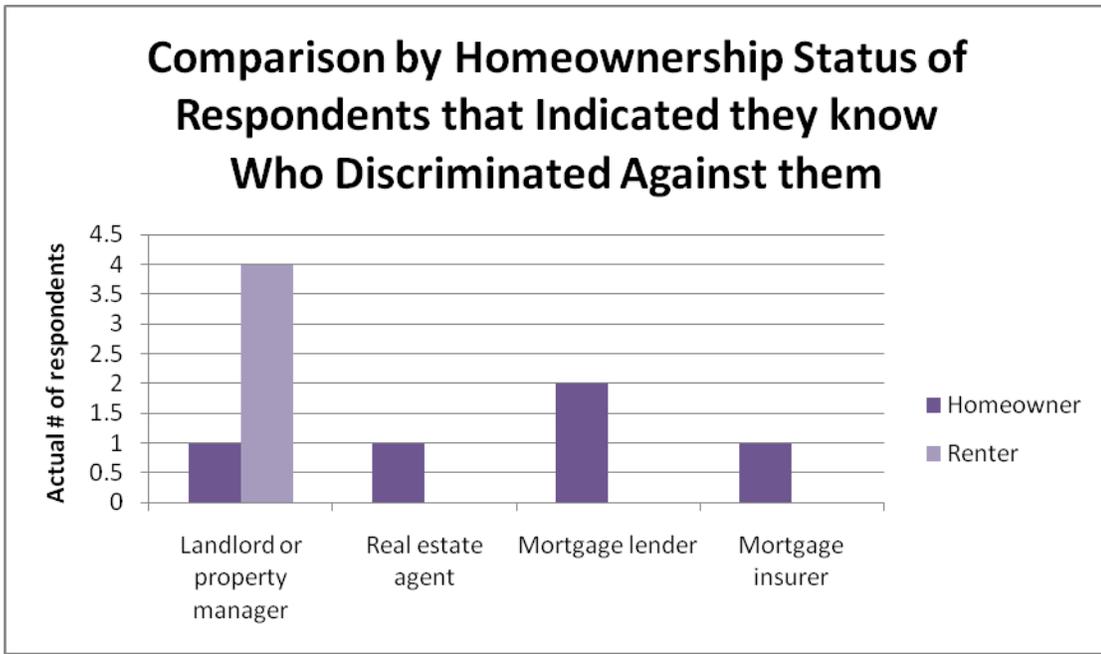
Nearly 64% of respondents felt they were housing law savvy, while 32% thought that they possessed some knowledge, and one respondent (4%) admittedly knew very little.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

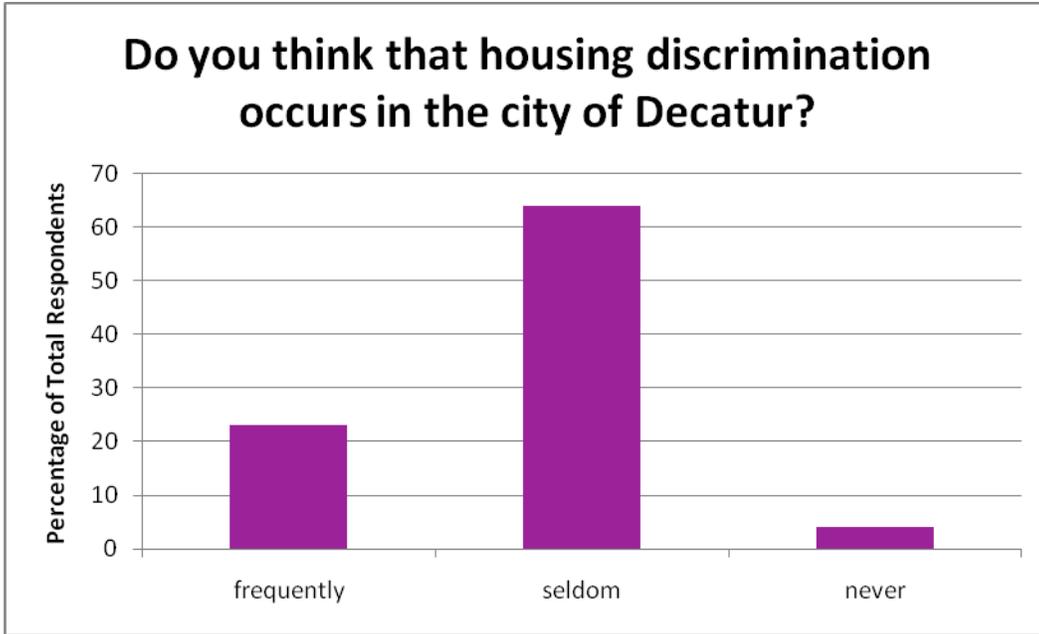
Approximately 60% of respondents chose not to respond to the question, which could indicate that neither they, nor someone they knew, had been discriminated against. Among respondents that opted to answer the question, the majority (23%) felt the responsible party was a landlord or property manager. The second

highest number of respondents (9%) felt the responsibly party was a mortgage lender. One respondent each, accounting for roughly 4% of responses, felt they or someone they knew had been discriminated against by a real estate agents or mortgage insurer. None of the respondents indicated that they felt the discriminator was a city staff person.



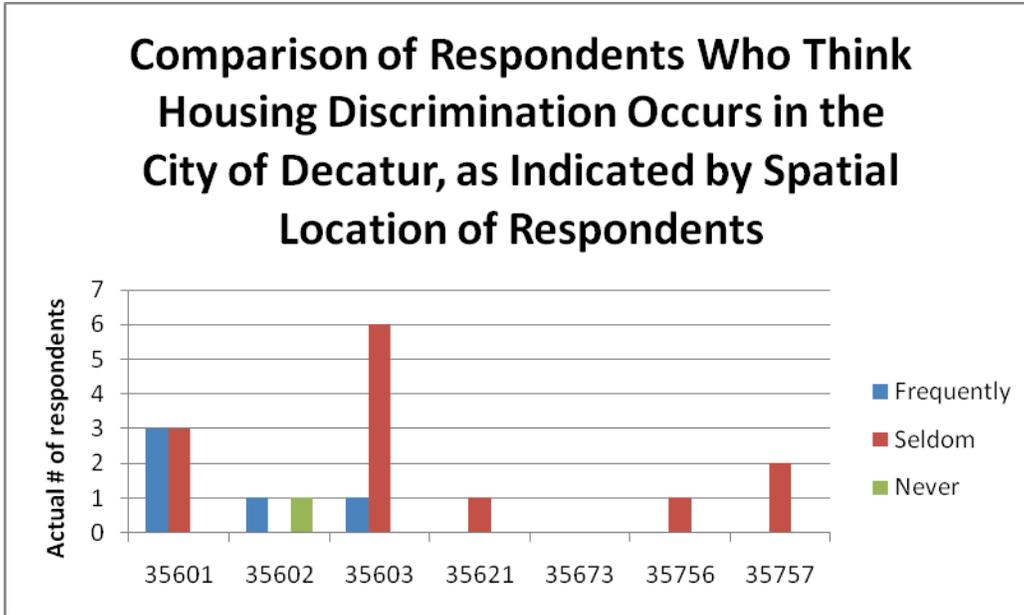
Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The greater number of respondents that felt the landlord or property manager was the person that discriminated against them was renters. All other responses were rendered by homeowners, with mortgage lenders accounting for the highest number of accused discriminators.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

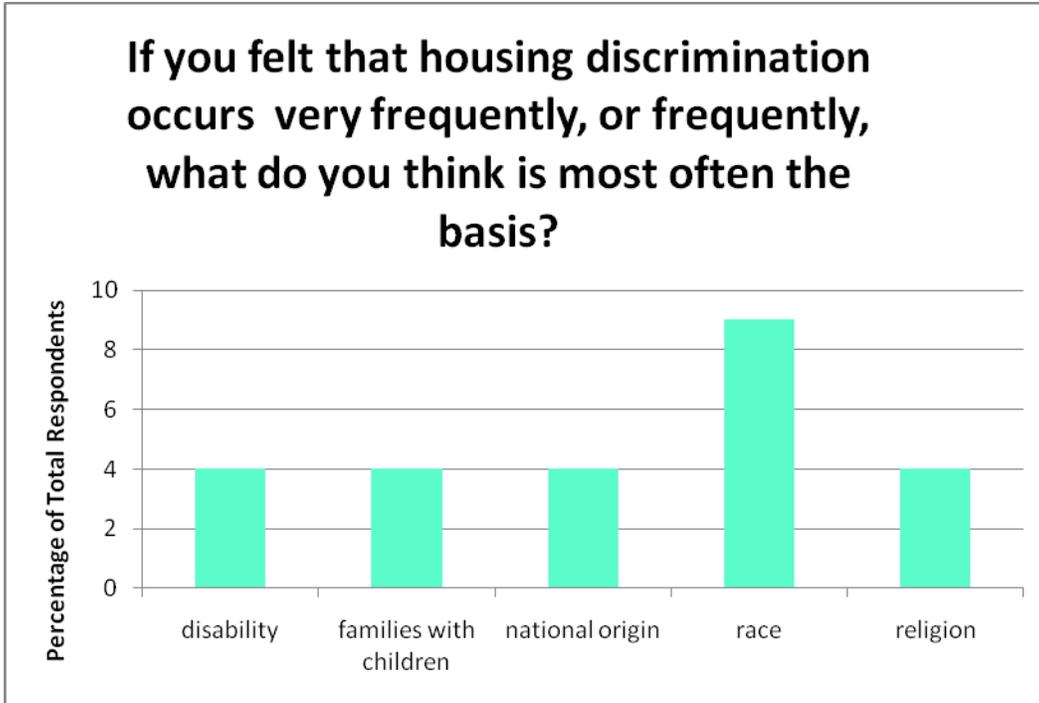
The highest percentage of respondents, 64%, felt that housing discrimination seldom occurs in the city of Decatur. Nearly 23% of respondents (or five individuals) felt housing discrimination frequently occurs, and 4% (one respondent) felt it never occurs; while two respondents refrained from answering the question. It is worth noting that there was another categorical option for this question, very frequently, and none of the 22 respondents indicated that they felt housing discrimination occurred very frequently in the city of Decatur.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

Respondents that indicated that they felt housing discrimination occurred frequently in the city of Decatur resided in zip codes 35601 and 35603 (Decatur, Alabama). The highest occurrences of those that felt that housing discrimination seldom occurs resided in the city of Decatur in zip codes 35603 and 35601. Only one respondent indicated that they felt housing discrimination never occurs in the city of Decatur, and that respondent resided within the city of Decatur, zip code 35602.

The graph below should only reflect the opinions of the 23% of respondents that felt housing discrimination frequently occurs in the city of Decatur, yet there is one additional response that likely came from someone that misinterpreted the question. To that end, racial discrimination was accounted for by 9% (or 2 of 6 respondents), while 4% (or one respondent each) felt that disabilities, families with children, national origin, and religion were equal grounds for discriminatory practices.



Source: Fair Housing Survey to Assessing Equal Housing Opportunity in the City of Decatur, 2009

The barriers that typically affect housing costs include:

- Development regulations (zoning, subdivisions regulations, building codes, can impact the amount of developable land available for the construction of affordable housing
- Cost of developable land and construction.
- Credit worthiness of potential buyers for homeownership.
- Social opinions discouraging affordable development in particular neighborhoods (“Not In My Backyard”- NIMBY).
- Lack of responsible landlords for maintaining safe and clean living conditions.
- Credit worthiness of potential renters.
- These barriers to affordable housing are most likely to affect the growth of affordable housing in Decatur.

SECTION VI: STRATEGIC PLAN

Strategic Plan Direction

This Strategic Plan takes a wide lens view of the needs of the City, focusing principally on the extremely low, low and moderate income residents. As

prescribe by statutory guidelines, this plan is developed to address the following goal and objectives:

- ❖ Provide decent housing
- ❖ A suitable living environment, and
- ❖ Expand economic opportunities

The goals, as outlined, will guide the allocation of dollars for the Annual Action Plan. As denoted by the term strategy, this plan embraces “a mix of actions and resources designed to achieve an objective that addresses a priority community need” Not all strategies listed strategies will be funded by CDBG dollars; it is expected that resources will be leveraged where possible. Based on this percept, the following are given as the guiding principles that will under gird how funds will be allocated. The guiding principles offered as expected outcomes or program impacts.

- a) Allocation of dollars as prescribed by the strategy outline in the five year consolidated plan should lead to an enhanced quality of life for Decatur’s extremely low, low and moderate income residents
- b) Aim for lasting impacts of dollar investments by building communities through actions that support viable and sustainable neighborhoods
- c) Collaboration, cooperation and sequencing of initiatives to improve program impacts for low and moderate income residents will lead to maximum impact of resources.

The priorities of the Consolidated Plan emerged from a synthesis of focus groups, community meetings, grassroots contacts, and social and economic variables that offer insight and direction for how and where the CDBG funds should be utilized. The guiding principle is to leverage these dollars in such a way that residential livability becomes the hallmark of achievement undergirded by residents realizing a higher level of self sufficiently, economic empowerment and engagement in the future direction of their communities.

The needs identified during the community meetings, the focus groups, and from the surveys returns were placed under the four areas of Housing, Public Service, Neighborhood/Economic Development and Citizen Participation.

GOAL AREA 1: HOUSING AND NEIGHBORHOOD REVITALIZATION

Affordable Housing Priorities and Neighborhood Stability

The mortgage crisis of 2008 has hit every community. This event has had many impacts including a larger group of homeowners returning to renter status and neighborhood instability. Every sector of the economy has been impacted leading to lost of jobs, high vacancy rates, and a halt to most construction activity. While often faced with housing challenges, the low to moderate income population has seen the reality of homeownership slip further away. To address this crisis and support the sustainability of neighborhoods and families there should be concerted efforts to achieve the following goals:

1. The city should also increase the availability of owner occupied housing to lower income groups by providing assistance to first time homebuyers;

2. The City should encourage rehabilitation of single-family homes to provide safe and affordable housing for all family types;
3. The City and collaborating partners should devise strategies that would support low-interest financing, home buyer education, and credit counseling.
4. Increasing the availability of rental housing stock to support the growing demand on this sector of housing for families, elderly and disabled/mentally ill disabled/mentally ill.

Many homes that make-up the affordable housing stock is in serious need of maintenance. The overall appearance of most homes in the CDBG target areas is fair at best. While some neighborhoods in these communities are well maintained, many homes and yards tend to exhibit long term deferred maintenance. These low to moderate income residents lack the resources to maintain their homes, thus this has become a great concern for the entire community. Elderly low income homeowners are most likely experience this problem. With this in mind, the city's objective should be to assist extremely low- and low-income homeowners to maintain the physical quality of their homes. Table 6.1 shows affordability for housing units in Decatur. Affordable is defined as gross rent less than or equal to 30% of a household's gross income. Table 6.2 shows the number of building permits in Decatur by unit structure for 2008. The majority of the permits were for units in Single-Family Structures

Decatur, Alabama-- 2010-2015 Consolidated Plan

Table 6.1: SOCDs CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Decatur (CDBG), Alabama	Source of Data: CHAS Data Book					Data Current as of 2000:			
	Renters Units by # of bedrooms					Owned for sale units by # of bedrooms			
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1.) Rent <=30%					Value <=30%				
># Occupied Units	579	496	465	1,540		N/A	N/A	N/A	N/A
% Occupants <=30%	72.4	50.0	38.7	55.0		N/A	N/A	N/A	N/A
% Built before 1970	31.1	63.1	65.6	51.8		N/A	N/A	N/A	N/A
% Some Problem	30.1	26.0	14.0	23.9		N/A	N/A	N/A	N/A
# Vacant for Rent	48	143	24	215	# Vacant for Sale	N/A	N/A	N/A	N/A
2.) Rent <=30% to <=50%					Value <=50%				
# Occupied Units	1,253	1,873	622	3,748		85	768	2,977	3,830
% Occupants <=30%	51.8	38.2	44.4	43.8		62.4	37.4	25.2	28.5
% Built before 1970	31.3	33.4	61.7	37.4		74.1	81.6	63.8	67.6
% Some Problem	45.9	39.4	39.9	41.6		40.0	7.0	2.7	4.4
# Vacant for Rent	134	494	68	696	# Vacant for Sale	0	47	88	135
3.) Rent <=50% to <=80%					Value > 50% to <=80%				
# Occupied Units	547	983	591	2,121		30	875	3,709	4,614
% Occupants <=30%	57.2	51.7	44.5	51.1		60.0	37.4	20.8	24.2
% Built before 1970	20.5	18.2	45.3	26.4		80.0	35.4	51.4	48.6
% Some Problem	40.8	33.4	40.6	37.3		13.3	1.6	1.4	1.5
# Vacant for Rent	10	60	18	88	# Vacant for Sale	4	23	114	141
4.) Rent > 80%					Value>80%				
# Occupied Units	144	71	144	359		50	402	5,022	5,474
# Vacant for Rent	34	38	40	112	# Vacant for sale	0	4	67	71

Source: <http://socds.huduser.org/chas/reportstaff.odb>

Table:6.2: Housing Unit Building Permit for: Morgan County, AL

	Jan. 2008	Feb. 2008	Mar. 2008	Apr. 2008	May 2008	June 2008	July 2008	Aug. 2008	Sep. 2008	Oct. 2008	Nov. 2008	Dec. 2008	Total 2008
Total Units	7	25	15	12	18	11	11	11	8	7	1	9	135
Units in Single-Family Structures	7	13	15	12	18	11	11	11	8	7	1	9	123
Units in All Multi-Family Structures	0	12	0	0	0	0	0	0	0	0	0	0	12
Units in 2-Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	12	0	0	0	0	0	0	0	0	0	0	12

Source: <http://socds.huduser.org/permits/output.odt>

Goal 1: Provide down-payment assistance to first time homebuyers who qualify based on income guidelines and other program regulations.

Priority Needs

Goal 1- Priority Need 1: Expand homebuyer opportunities, thus homeownership within low to moderate income neighborhoods by 10 % annually.

Objective:

- Increase the livability and sustainability of low and moderate income neighborhoods
- to support the stabilization of neighborhoods where homeownership is less than 50%

Strategies:

- Emphasize the thrust of the HOME (Home Ownership Made Easy) Program in those areas of the City with less than 50% homeowner occupancy. (Figure 6.1 shows the distribution of the recipients of the program for 2002 through 2008).

- Provide home buyer education and credit counseling courses
- Provide down-payment assistance or closing costs to low and moderate income households
- Make information available regarding rehabilitation loans and grants.
- Collaborate with Decatur Housing Authority by supporting self-sufficiency program through homeownership
- Support rehabilitation of old housing stock including yard cleanup, accessibility modifications, and emergency repairs.

Proposed Accomplishments

- Provide down-payment assistance to 150 low to moderate income first time homebuyers (FTHB):
 - $150 \times 2000 = \$300,000.00$
- Provide credit counseling to 150 FTHB:
 - $150 \times 100 = \$150,000.00$

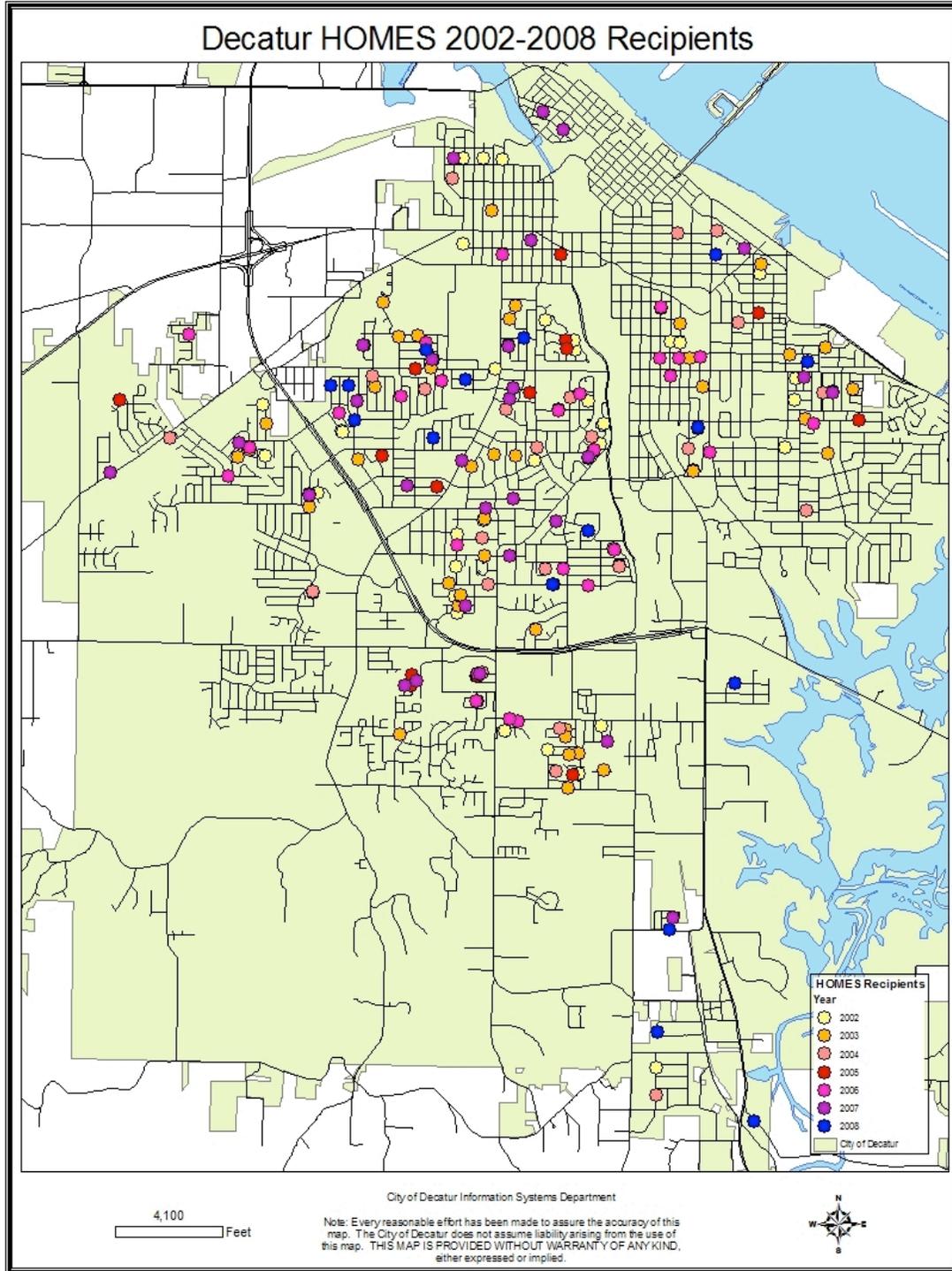


Figure 6.1: Decatur HOMES 2002 – 2008 Recipients

Goal 1- Priority Need 2: Support efforts that engender neighborhood identify and sense of pride

Objective

- Infill vacant lots within target areas with quality affordable housing which will increase neighborhood pride and stimulate private investments

Strategies

- Support in-fill residential development by working with non-profits such as Habitat for Humanity and Northwest CDC to build new homes.
- Disseminate information to homeowners on home repairs and maintenance tips
- Maintain an inventory of vacant homes, vacant lots and places of abandonment in CDBG target neighborhoods for accessible information for potential investors

Proposed Accomplishments (year 1 and 2)

- Finance infrastructure project in CDBG target area:
 - \$250,000 per year X 2 years = \$500,000

GOAL AREA 2: SOCIAL SERVICES

Goal 2: *Provide services that support basic needs of low to moderate residents and the needs of special populations*

The hierarchy of needs notes that basic needs must be met before inspirational needs can be pursued. Accepting this philosophy, the City of Decatur desires to advocate and assure the provision of food, clothing and shelter low income residents and those within the special needs population groups.

Objective

- Offer a holistic system of services which support food, shelter, healthcare and other basic needs for Decatur's low and moderate income residents and special needs population

Strategies:

- Target CDBG public service allocations to community based organizations which most efficiently and effectively impact these needs of low and moderate income residents, seniors and special needs groups
- Cooperating with the Community Services Council information and actions will be coordinated to have sustainable impact on individual lives and their ability to secure support for their basic needs.
- Support networks in place to support and sustain healthy families.
- Provide emergency shelter for seniors, special need populations and persons with HIV/AIDs

Proposed Accomplishments

- \$5,000.00 per year for wheelchair ramps

\$5,000.00 X 5 years = \$25,000.00

- \$5,000.00 per year for dementia patients

\$5,000.00 X 5 years = \$25,000.00

- \$20,000.00 per year for Senior Nutrition programs

\$20,000.000 X 5 years = \$100,000.00

- \$5,000.00 per year for Caring Cars Program; PACT

\$5,000.00 X 5 years = \$25,000.00

GOAL AREAS 3:	LOW AND MODERATE INCOME YOUTH
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Goal 3: Support Youths' access to mentors and services that will provide guidance for successful transition into adulthood and preparatory tools for successful living.

Goal Statement: The goal of the City is to assure that the future generation is to provide with the guidance, care, and development opportunities that will that will support their development into successful and contributing adults

Objective:

- Mitigate the social disorders that may be attributing to social problems among the young population and underlying youth criminal activity

Strategies:

- Find solutions to the economical, social, and educational problems that directly affect the quality of life of young citizens
- Target CDBG public service allocations to organizations/agencies which most effectively and efficiently impact these needs of low and moderate income youth in the community.

Proposed Accomplishments

\$35,000.00 per year to Youth Services for tutoring, mentoring, and job and work readiness

35,000.00 X 5 years = \$175,000.00

\$5,000.00 per year to ACE Youth Program for crime prevention

\$5,000.00 X 5 = \$25,000.00

GOAL AREAS 4: NEIGHBORHOOD/ ECONOMIC DEVELOPMENT

Goal: Collaborate with stakeholders to assure stabilization and continued and new investments for the City at large and specifically within the NSRA

Goal Statement: The economic downturn of 2008 had placed increased demands on the City of Decatur for developing strategies to enhance its economic base and the expansion of opportunities for all neighborhoods.

Objective:

- Diminish the elements that attribute to a physical, environmental, economic and social gap that between the target neighborhoods and the NRSA and other areas with the city of Decatur.

Strategies:

- Encourage and support programs that will lead to concrete and definitive actions and investments culminating in better housing, economic development and an overall better quality of life.
- Seek other state and federal dollar to leverage funds and produce varied impacts on the physical, social and economic aspects of the Neighborhood.
- Invest in initiatives that enhance social capital for the Neighborhood
- Provide resources that will promote job creation and expansion, particularly jobs for low to moderate-income persons
- Provide grants to organizations that provide job training skills for persons who are unemployed skill development and career opportunities
- Advocate for accessibility to essential goods and services are accessible to residents, particularly in low and moderate income areas
- Encourage partnerships with established investors for business ventures that will facilitate economic growth.
- Support the programmatic goals of the Northwest CDC

Proposed Accomplishments:

- Chamber of Commerce goal of job creation over next five years
- One Economic Development Initiative (EDI) grant per year, over next five years

GOAL AREA 5: PUBLIC FACILITIES/ INVESTMENT	INFRASTRUCTURE
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Goal: Invest in infrastructure that will improve the residential livability and quality of life in target areas by supporting economic development initiative and housing opportunities.

Goal Statement:

Public facilities are a major shaper of the built environment. They serve as catalyst for actions and private investments. The City will seize opportunities to create incentives for the development of affordable housing through resource allocations to target areas.

Objective:

- To maintain facilities that are state-of-the-art and infrastructure that will support the economic viability of the City and its neighborhoods.

Strategies:

- Support the acquisition, construction and/or improvement to both structures and infrastructures in target areas
- Strategically allocate public infrastructure dollars to leverage support for affordable housing.

Proposed Accomplishments:

- Investment to support Housing Authority's Stone Gate site Affordable Housing: \$250,000 per year X 2 years = \$500,000; (Years 1 and 2)
- Butch Matthews Ball Field-- \$100,000.00; (Year 4)
- Linear Park –Wilson Street Connecting NW (NRSA) to Older Decatur: land acquisition = \$150,000.00; (Year 4)

Infrastructure Needs

Twenty one (.21) cents out of each dollar the City spends is for streets garbage, trash collection and engineering projects. To foster business and residential growth and to prepare for the influx expected to result from the BRAC initiative, the City has continued to invest in a Sewer Revolving Fund to share the cost of installing sewer lines to new development and recoup those cost through the Municipal Utilities Board Sewer Development Policy. The first project under this program will facilitate the development of 400 new homes in the southeast acres of Decatur. The second project has also been approved and will bring a franchise restaurant to the property and the annexation by the property owners of an additional 8- acres which will be developed for residential use. (Excerpts from *Comprehensive Annual Financial Report of Decatur, Al 2008*)

Park and Recreation Needs

Ten (10) cents out of each dollar is used for parks & rec., animal shelter, youth services & culture. Recreational facilities include 26 parks, comprising 1,278 acres, 46 tennis courts, 4 recreation centers, 35 ball fields, 3 pools, 4 golf courses

both public and private, and 62 acres of soccer fields. Access to all residents is a prime concern. Improvements have been made to older neighborhood parks in recent years. Continued investment in recreational facilities is considered a good economic development initiative.

Improvements continue to the area surrounding and complementing the Turner-Surles Community Resource Center in North west Decatur, including continued enhancements to the adjacent Railroad Park, as well as major additional work to the park planned for the coming year (2009), all funded by Community Development Block Grant Funds. The Turner-Surles is a beautiful multi-use facility available to the whole community. It houses a senior citizen and nutrition site daily and provides a facility for large meeting not previously available in the City. The Northwest Community Development Corporation was formed to provide the organizational framework for community based leadership to plan and implement actions which will lead to the revitalization, development and sustainability of Northwest Decatur using this new Resource Center. Well over one million dollars have been spent on this new resource center funded entirely by community development block grant funds. (Excerpts from *Comprehensive Annual Financial Report of Decatur, Al 2008*)

Public Service Needs

Organizations and agencies within the Decatur and Morgan County areas have joined to create a Council with the aim of coordinating and better serving the need of their clients. The Council is comprised of 17 organizations. Their services and target clientele are described below.

Table 42: Services of the Community Planning Services Council

COMMUNITY PLANNING SERVICES COUNCIL	SERVICES
Alabama Dept. of Rehab. Services	Birth to 3 yrs. Early Intervention, 3-21 yrs Children’s Rehab, Adult Vocational Rehab., Homebound Independent Living Services, Supported Employment for Persons with severe disabilities, Sensory Services, and Blind Business Enterprise Program
The ARC of Morgan County	Teen Programs, Summer School, Respite, Supportive Housing and Employment, Kids on the Block Disability Awareness Program, After School and Summer Activity Program, Camp, and Softball League
Parents and Children Together	Child Abuse Prevention, Parenting Programs, Hand-in-Hand Program (Workforce development) Court Referrals of non-custodial parents needing employment to pay child support
Habitat for Humanity	Affordable Housing at 0 interest for families who qualify
Madison County Health Department	AIDS Awareness Program
Decatur Career Center	Job seeker services , Funds for training, Job Shops- Interview skills, getting and keeping a job
Alabama State Employment Service	Employment Referrals, Job Vacancy Listings, Labor Market Information, and Veterans

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	Employment Services
Meals on Wheels	Hot meals delivered to shut-ins and elderly
City of Decatur-Community Development Department	Decatur HOME Program
Tennessee Valley Outreach	Shelter Program-15 male beds and 6 female beds at \$12.00 per night
AGAPE of North Alabama	Foster Care, Adoption, Counseling, Request Services and Information
United Way Morgan County	Distribute funds to participating agencies, provide assistance to member agencies
Decatur Housing Authority	Voucher Assistance and Public Housing
Alabama Cooperative System	Demonstrations and Educational instruction (Agribusiness, family and consumer sciences
New Day Senior Adult MHP	Geriatric Treatment Program
Volunteer Center of Morgan County	Youth and Adult Volunteers, Community Assistance, and Bus Ticket Program

Barriers to Affordable Housing

One of the first steps taken in the City of Decatur’s Analysis of Impediments to fair housing was to publish a survey in the Decatur Daily and to place that survey on the City’s web page. The residents completing the survey identified the following as having in their perception a negative affect on housing choice in the city of Decatur:

- 1) Race --- 60%
- 2) City schools --- 50%
- 3) Real estate practices ---50%
- 4) Insurance practices ---- 60%
- 5) Landlord practices ---55%
- 6) Governmental regulations ---60%
- 7) Households with children -55%
- 8) Bank lending practices ---60%

Race:

An examination of the population characteristics of areas of the city reveals a distinct pattern of racial separation. The black population is highest in tracts 6 and 7 in both 1990 and 2000. Tract 6 showed a population decrease by 44% while tract 7 increased by almost the same percentage (45%). Tract 6 was one of five tracts in 1990 that had no population from the “other” category of races; although this race increased to 36 persons by 2000, it had the lowest number.

In 2000, the white population ranged was from 719 in tract 6 to 8,201 in tract 51.02. In 1990, in tract 2 there were no black persons present; by 2000, this number has only increased to six. The largest black population in any single tract in 2000 was in tract 7 with 1,682 and 2,444 persons, respectively. Table 45 displays the data.

Table 45: Population by race by census tract in Decatur, Alabama 1990 and 2000

Census Tracts	White Pop 2000	Black Pop 2000	Other Pop 2000
1	3410	737	315
2	3767	6	37
3	2583	124	50
4	3086	1139	197
6	719	2274	36
7	1842	2444	310
8	2294	314	91
9	3957	831	694
10	2578	570	124
51.01	2129	297	98
51.02	8201	571	341
51.03	1032	37	50
51.04	6016	1329	384
51.05	1898	92	78
53.01	3862	389	45
54.04	2739	11	88

Source: www.census.gov

Schools:

The Decatur School system is comprised of eighteen schools. Twelve schools are elementary, three are middle, and three are high schools. The performance measures of some of these schools have not been comparable. The quality of the schools has been found to have strong correlation with the income of the neighborhood. The lack of choice in housing for low income person often leaves few choices for the education of their children.

Realtors’ Practices

Realtors are key agents in the task of encouraging fair housing opportunities and choice. In a survey completed by thirty two members of the Decatur Realtors’ Association, the following results were analyzed from the answers provided. The realtors identified these following four key areas as potential barriers to housing choice in Decatur.

- o Schools in the City
- o Governmental regulation
- o Access to credit
- o Transportation

NIMBY (Not in My Back Yard) attitude) -- The placement of affordable housing is often met with concerns by surrounding residents. The Habitat for Humanities Organization has been faced with challenges to the placement of homes in some communities, i.e. discouraging affordable development in particular neighborhoods

Insurance:

Securing insurance has recently been hampered by the use of credit information for applicants. People with poor credit histories are being faced with the lack of ability to attain insurance. When it is offered it is usually at a higher premium thus increasing the economic burden on this group of people.

Landlord practices

Minorities and low-income persons tend to be renters twice as often as non-minorities. A tract by tract analysis of the 2000 Census of population showed that in tracts where the percentage of blacks or other minorities was highest, there was a corresponding increase in renters.

Governmental regulations:

The housing development process is guided by a set of regulations that control development and the approval process needed to guide that process. The process and requirements factor into the cost of housing. Zoning classification and the provision of infrastructure attribute to the cost of land; such cost factors impede the development of affordable housing thus impacting the availability of that housing option. The lack of affordable housing limits housing choice. Land cost has been accelerating throughout most areas of this community. Few exceptions to this escalation in land cost are found in areas where the community is economically declining.

The requirements of minimum residential lot sizes, minimum unit sizes, garage requirements, or landscaping and infrastructure requirements in subdivisions regulation add to the cost of housing construction thus can be a barrier to creation of affordable housing.

Code enforcement regulations while they support the goal of enhancing the quality of life in neighborhoods, they can also create a loss of affordable housing units, particularly in the rental market. These losses increase the shortage of affordable housing units throughout the city.

Households with Children:

There is an on-going and long-term problem regarding the lack of private market rental housing units with three or more bedrooms in the City for large families. Such lack greatly limits the choice that people have in location and communities environments.

Banking Lending Practices:

A review of the Federal Financial Institution Examination Council (FFIEC) Home Mortgage Disclosure Data Report (HMDA) in 2008 for the City of Decatur shows that there are over 25 lending institutions (Banks and other mortgage institutions) in the Decatur MSA. Data is reported on a periodic basis to assess the compliance of these institutions with the Community Reinvestment Act (CRA). The CRA (amended in 1995) requires federal regulators to monitor and assess what and how financial institutions are meeting the financial needs of their service area, including low and moderate income census tracts. The CRA rating for was available for some of the banks in Decatur. This data shows that all were rating as "Satisfactory" as requires their CRA requirement. Three were given the rating of "Outstanding".

These barriers to affordable housing are most likely to affect the growth of affordable housing in Decatur.

Lead Base Paint

Community Development staff members visually inspect all homes that first time homebuyers select for purchase in an attempt to evaluate and reduce lead-based paint hazards in the city of Decatur. Staff has been trained to be able to detect potential lead-based paint hazards, and they advise the potential homebuyers of any concerns before a contract is signed. If detected problems are not corrected by the seller, federal funds are not used toward the purchase of questionable properties.

Anti-Poverty Strategy

Decatur's anti-poverty strategy is multifold, consisting of community partners and organizations focused on helping all low-income households become more economically stable and move toward a higher lever of self sufficiency. The scope of services includes but is not limited to the following:

1. *Decatur Housing Authority Family Self Sufficiency Action Plan*

As reported in the Decatur Housing Authority's 2009 Comprehensive Agency Plan, The Family Self-Sufficiency Plan is designed to help participants become self sufficient and economically independent with the assistance of various supportive services from the community while providing them with safe, decent, and sanitary housing. Ninety-six slots were available to Section 8 residents at the beginning of the program. Activities and supportive services provided to participating families include:

- a. Child Care
- b. Transportation
- c. Remedial Education/GED Instruction
- d. Job/Skill Training
- e. Counseling and Substance Abuse
- f. Homemaking/Budgeting/Money Management
- g. Parenting Skills
- h. Homeowners' Responsibilities
- i. Job Placement/Interviewing/Resume Writing
- j. Legal Assistance

2. *Community Action Partnership of Morgan County*

The mission of the Community Action Partnership is to combat poverty in Morgan County. Their strategy is to assess needs and attack the causes and conditions of poverty. The CAP of Morgan County offers the following programs to assist low and moderate income families.

- a. Housing Development
- b. Harbor Square Apartments (54 units)
- c. Housing Counseling
- d. Weatherization
- e. Pre-School Head Start (assessment and curriculum development for children; complete physical and dentals treatments; Family and community partnership)

- f. Foster Parents
- g. Meals on Wheels
- h. Low Income energy assistance
- i. Homeless Assistance

3. *Family Services Center's Assets for Independence Program*

This program is part of the Family Services Center's First Time Homebuyer outreach effort. It will provide counseling, training and multi-source financial assistance to low income families so they can buy homes. The aim is "to turn rent payments into an affordable mortgage."

4. *Decatur Morgan County Workforce Development Survey*

A survey was conducted by the Chamber of Commerce to document the skill/training levels, needs gaps, and future employment outlook for the City and County. The survey identified nine occupational sectors. The findings of the survey identified over 6,000 new hires or transfer positions. Seventy one percent of these or 4,761 will be in the top three occupational sectors of manufacturing/Production, Operation/Facility Support, and Engineering. All occupational sectors indicated a need for training. As reported by the respondents, training for all occupational sectors is accomplished primarily through internal sources with a college or university being the second choice for training. The respondents generally indicated that the future employees are available (40%) or somewhat available (42%).

Action that will support an anti-poverty strategy will include:

- ✓ Provide skill training and job readiness and retention education in collaboration with other service providers.
- ✓ Continue to provide credit and budget counseling, debt management plans, and outreach activities in collaboration with other service providers.
- ✓ Increase opportunities for employment, job skills that will lead to upward mobility for extremely low—to moderate income residents.

GOAL AREAS 6: CITIZEN PARTICIPATION

Goal: Advocate for and support an informed and engage public for vital input into the development of a strong community.

Goal statement:

Organized citizen participation in government makes government more responsible and accountable. Two main goals have been cited for citizen participation, and guide the goal of the City of Decatur's citizen participation plan: a) to inform the public of government decisions and b) to involve the public in government decision making

Objective:

- Assure citizens' input and participation is goal setting and path taking actions for resource allocations

Strategies:

- Conduct a minimum of one community meeting in all four (4) target areas
- Identify needs of target communities through cooperative efforts with neighborhood / community based organizations.
- Solicit feedback on community needs from groups and residents at public meeting and other venues (e.g. web surveys, focus groups)

To support these goal and strategies the City of Decatur's Citizen Participation Plan has been up-dated and formally adopted by the City Council. The plan is found in appendix A.

Figure 6.2 shows the location of the CDBG Target Areas in Decatur City Alabama. These areas are located primarily in the tracts that have the highest concentration of minority population.

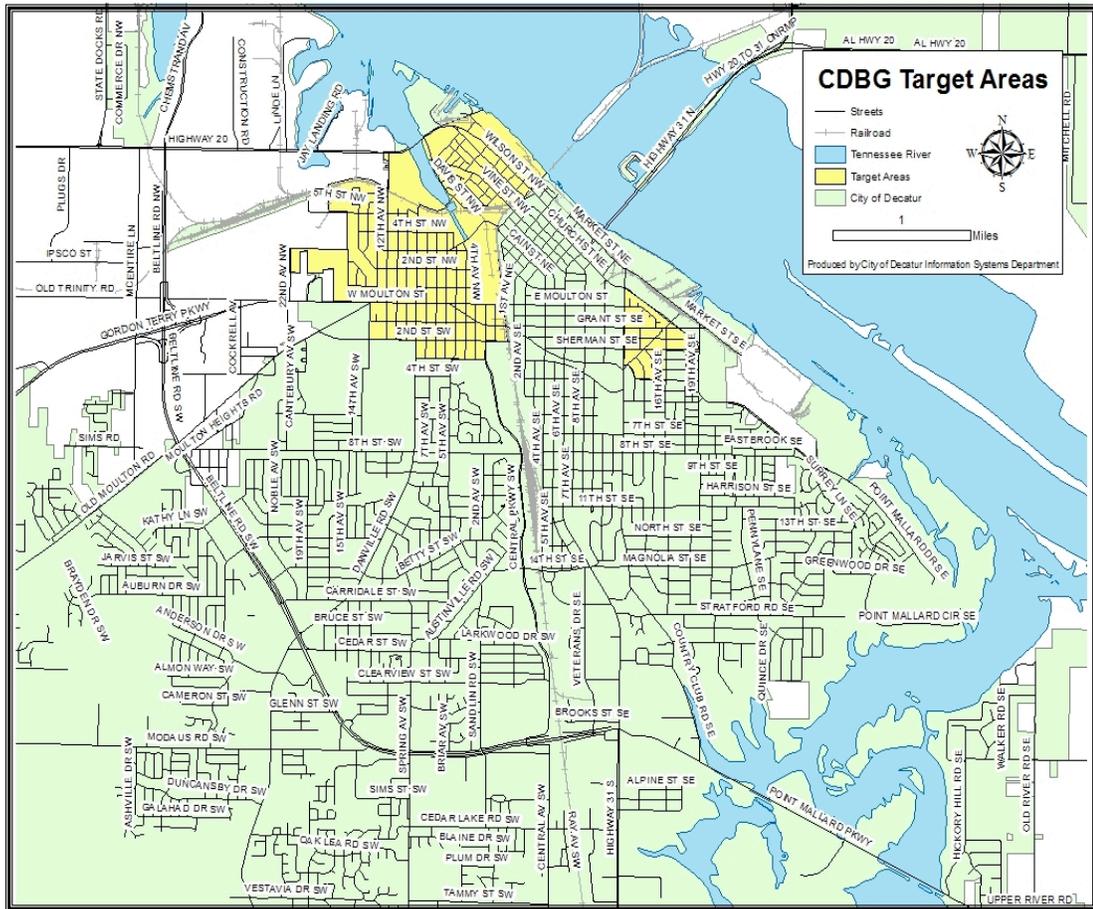


Figure 6.2: Location of CDBG Target Areas in Decatur Alabama

Figure 6.3 shows the Neighborhood Revitalization Strategy Area (NSRA) Improvements for Decatur Alabama that have made in the NSRA since 2005; these include Ingalls Harbor, Turner-Surles Community Resource Center, Turner-Surles Park, Sister Johnson Park, Carrie Mathew’s Pool and the Butch-Mathews Field.

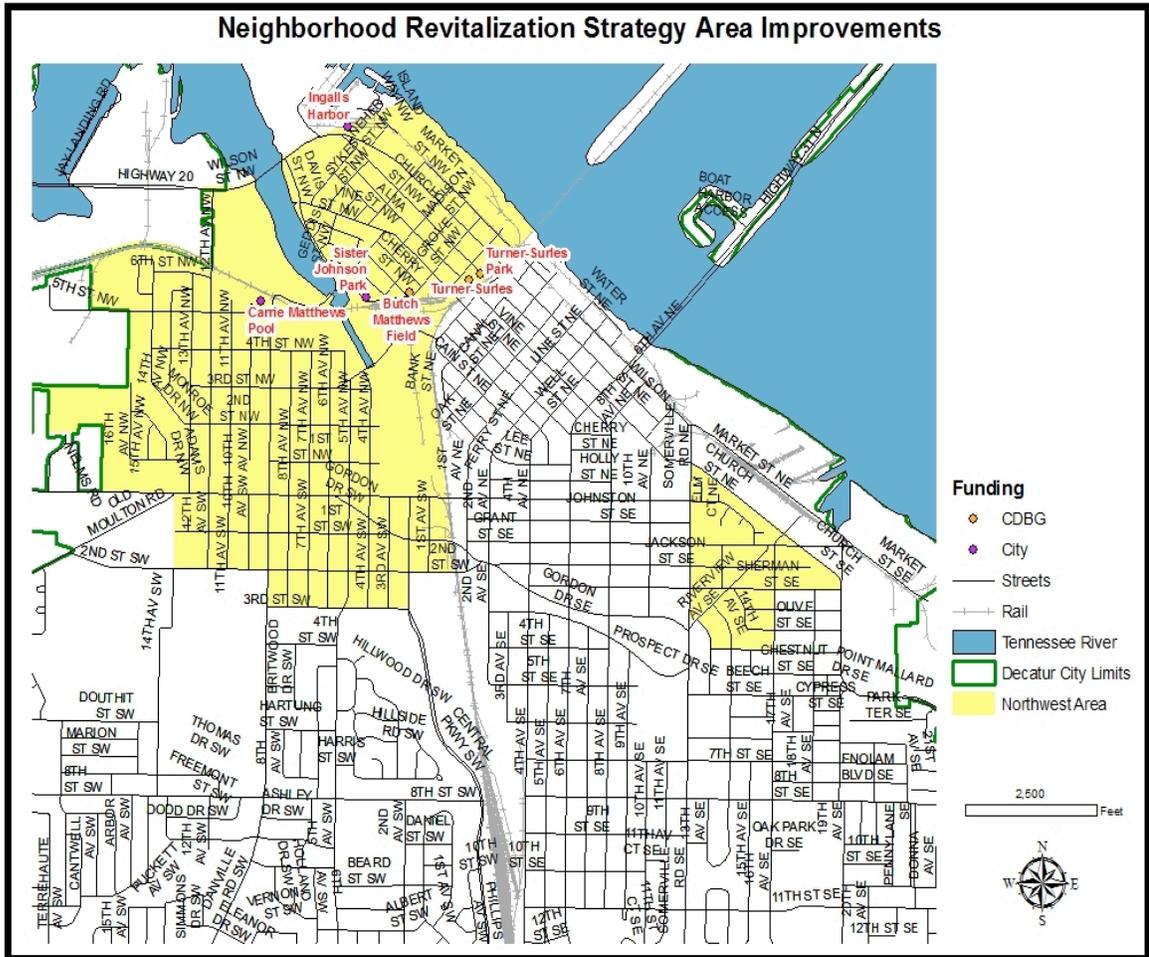


Figure 6.2: Neighborhood Revitalization Strategy Area Improvements in Decatur Alabama

Institutional Structure

There are many agencies in the City of Decatur that provide services to low to moderate income households. The coordination of services to assist those in need has been improved through the creation of the Community Services Planning Council. This Council is comprised of a number of organizations (shown in the public services section). As reported during the focus group discussions there is a gap in services provided to the Hispanic population due to the language barrier. Many agencies have tried when funds were available to hire bilingual staff.

The Community Planning Council offers a good overview of a coalition of organizations which came together to better understand what services, programs and opportunities exist within the City. The Council provides a strong institutional support structure for the key populations being served through the CDBG dollars provided to the City. Through the Council the city is better able to assess the strengths and gaps in the service delivery system. In the planning and management of the various programmatic efforts on going in the city, the institutional structure has a flexible style which affords key informants, experts, policymakers, and business persons to coalesce around appropriate key issues and problems. Specific examples of institutional structures through which positive initiatives are carried out include:

- ◆ The Northwest Community Development Corporation which is a non-profit organization formed to create positive social, physical and economic change in Northwest Decatur.
- ◆ The District One community-based organization in Northwest Decatur which has standing committees that assess social, physical and economic conditions in the community.
- ◆ Working relationships with bank which support the Northwest CDC and other projects in fulfillment of it Community Reinvestment obligations.
- ◆ Chamber of commerce working groups focused on creating economic development plan for depressed commercial areas.
- ◆ The Community Action Partnership which offers services that support the HOME program
- ◆ Family Services Center's Individual Development Accounts that will lead to individuals saving for first time homeownership
- ◆ The Housing Authority's self sufficiency programs and homeownership initiatives

A very supportive and mutually benefiting working relationship exist between the Department of Community Development and the Housing Authority. Consultations on project development are built in procedures for both entities.

Coordination

Multiple services and agencies exist in the city which provide needed assistance to low and moderate income families and individuals. A coordinative effort has been started to better understand the nature of the services available, how much service is available, and where gaps in need exist. The Community Services

Planning Council has been formed to stimulate dialogue and a level of agency interfacing that will facilitate the provision of services to the populations in need. The makeup of the Council is inclusive of public and assisted housing providers and private and governmental mental health and service agencies. They include all of the organizations that are listed within the chart on pages 65-67.

Public Housing

The City of Decatur’s Housing Authority has homeownership program which is an integral component of the Self Sufficiency goal of the Authority. The goal of the Housing Authority is to provide decent, safe, sanitary housing for low income families, services include public housing based on income, Home Ownership programs for low income families, rental assistance from private landlords. The Public Housing Authority was awarded \$979,025.00 in a HOPE VI grant in 2003 which allowed for the demolition of the Cashins Homes Public Housing Development. The site is undergoing redevelopment with 36 homes proposed to be built. Eleven homes are currently completed, four (4) occupied with home owners.

The 2010-2015 Consolidated Plan has as a high priority the goal of creating new home owners. Both organizations, the Community Development Department and the Housing Authority are working in collaborative and supportive ways to identify persons and to remove the barriers to homeownership.

**Decatur Public Housing Financial Resources – Fiscal Year 2010
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1.) Federal Grants (FY 2009 Grants)		
a.) Public Housing Operating Funds	\$1,471,132	
b.) Public Housing Capital Fund	\$871,296	
c.) HOPE VI Revitalization		
d.) Hope VI Demolition		
e.) Annual Contributions for Section 8 Housing Assistance Payments Administrative Fees	\$3,510,598 \$363,092	
f.) Resident Opportunity and Self Sufficiency Grant		
g.) Community Development Block Grant		
h.) HOME Other Federal Grant (List Below) FSS Coordinator Funding	\$34,428	Section 8 Supportive Service
2.) Prior year Federal grants (unobligated funds only) (list below)		
2007 Capital Fund	\$165,474	Public Housing Capital Improvement
2008 Capital Fund	\$894,649	Public Housing Capital Improvement
2009 Capital Fund Stimulus	\$1,393,029	Public Housing Capital Improvement

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3.) Public Housing Dwelling Rental Income	\$1,152,546	Public Housing Operations
4.) Other Income (list below)		
Interest Income	\$12,000	Public Housing Operations
Misc. tenant charges/other income	\$97,694	Public Housing Operations
5.) Non-federal sources (list below)		
Rental of Space for radio tower	\$13,860	Public Housing Operations
Total Resources	\$9,979,798	

Decatur Housing Authority has not been designated as a “troubled PHA” by HUD. It has maintained its good standing due to effective program management.

Neighborhood Revitalization Strategy Area: The Community Development Department of the City of Decatur received approval for its designated Neighborhood Revitalization Strategy Area in 2003. The Northwest Community of the City of Decatur, Alabama is the “Neighborhood Revitalization Strategy Area”. The thrust of the City of Decatur’s Community Development program’s “BUILD IT BACK” slogan will be focused in this neighborhood. The Strategy is devised to encourage both reinvestment and improvement of a blighted, declining urban area of Decatur. The components of the Strategy include establishing the neighborhood boundaries; examination of the current condition of the target area and identifying the City’s near term and long range proposals for public improvements. It (NRS) serves as the principal Strategy to stimulate the reinvestment of human and economic capital and to empower low-income residents in order to achieve long lasting success in this urban revitalization. This Strategy was developed in accordance with the statutory goals: Elimination of slums and blight, elimination of conditions that are detrimental to health, safety, and public welfare, conservation and expansion of the nation’s housing stock, expansion and improvement of the quantity and quality of community services, better utilization of land and other natural resources, reduction of the isolation of income groups, restoration and preservation of properties of special value, alleviation of physical and economic distress, and conservation of the nation’s scarce energy resources.

The NRS Plan for this primarily residential community aims to foster a stronger sense of “ownership” by the residents and persons who have a stake in the quality of life in the area. The plan for the NRSA is inclusive of multiple objectives including: a) improving the overall appearance of the neighborhood; b) restoring community pride and c) creating a sense of public equity by actively encouraging reinvestment in a distressed area that will stabilize a declining tax base and will result in enhanced property values.

The NRS was developed as a public/private partnership, directed and implemented through cooperative efforts of the community. The principal responsibility for the start-up, direction, and support for the current and future initiatives and activities that emerge from this Strategy lies with the residents, business owners, and the community based organization in partnership with the City’s Community Development Department.

The Northwest Decatur Neighborhood Revitalization Strategy area boundaries are within Census tracts six (before the 2000 census, the boundaries included tracts 5 and 6) The traditional boundary of Northwest Decatur includes the area south of Dry Branch, west of the CSX Railroad, north of West Moulton Street and east of 22nd Avenue N. W. This area’s designation as an NRSA allow the City to maximize the impact and outcome effectiveness of the resources directed to the most economically depressed sector of the City.

SECTION VII: ACTION PLAN

2010 ANNUAL ACTION PLAN: FIRST YEAR OF 2010-2015 PLAN

Program Administration	\$107,000.00
Public Services	\$80,000.00
Decatur HOME Program	\$100,000.00
Stonegate Infrastructure	\$100,000.00
Turner-Surles	<u>\$156,000.00</u>
Total	\$543,000.00

APPENDIX A

CITIZEN PARTICIPATION PLAN FOR THE CITY OF DECATUR, ALABAMA

Introduction

The City Council of the City of Decatur, Alabama, in an effort to more fully involve the citizens of Decatur on a direct and continuing basis has developed the Citizen Participation Plan relative to Community Development Block Grant (CDBG) Entitlement activities, for the City of Decatur, Alabama. Annual entitlement grants are made to the City from the U.S. Department of Housing and Urban Developments (HUD) for the purpose of addressing the needs of its citizens specifically is low to moderate income residents.

Through this Plan, citizens involvement in the CDBG program of Decatur is an open process in which the rights of the citizens to be informed, to influence decisions, and to obtain a response from local government are reflected, and where citizens become involved with elected and appointed officials on issues of community development matters.

The City of Decatur desires and encourages participation of all the citizens of the City of Decatur, particularly low and moderate income residents of slum and blighted areas, low and moderate income residents of areas in which Community Development funds are proposed to be used, and by residents of all low and moderate income neighborhoods that at any given time are so defined by the City.

In order to better utilize the provisions of this Plan the City strongly recommends the formation of neighborhood citizen committees.

Access to Information and Records

The City, through its Community Development Department, offers citizens access to information and records relating to the City's proposed use of Community Development Block Grant (CDBG) funds and relating to the actual use of CDBG fund. The City will make available to citizens, records regarding the past use of funds, the Citizen Participation Plan, the Consolidated Plan, substantial amendments to the Consolidated Plan, and Annual Performance Report. These records will be available to the public during regular working hours at the Decatur City Hall , 402 Lee Street, N.E. , Decatur, Alabama, 35602. The periods of public availability of these records will correspond with the operative/coverage years of each plan or other documents.

Public Hearings

The City will hold at least two public hearing to obtain the views of citizens, and to respond to proposals and questions, on the City's housing community development needs. This hearing will be held early in the planning process to allow citizens and community and neighborhood organizations an opportunity to make recommendations and comments. Notification of meetings, related to the Consolidated Plan and the use of funds under the Annual Action Plans will be made two weeks before the public hearing. This hearing will be held at a time

and location convenient to potential or actual beneficiaries, with accommodation for the handicapped. Official notice will be published in the Decatur Daily and on the City's web site at <http://www.digitaldecatur.com>. All public hearing locations will be wheelchair accessible and accommodations for sign interpretive services can be made available if requested one week in advance of meetings

Notice of the date, time and place of the hearing will be published in the Decatur Daily at least fifteen (15) days prior to the hearing, in order to give adequate notice. The hearing, and the hearing notice, will cover:

- 1.) The amount of CDBG funds expected to be available (including the annual grant, program income expected to be received during the program year, and program income received during this preceding program year that has not yet been programmed for use); and
- 2.) The range of activities that may be undertaken with said funds pursuant to the criteria in 24 CFR 570 Subpart C.

Publication of Final Statement

The Executive Summary of the Consolidated Plan will be published and made available at the Decatur Public Library, located at 504 Cherry Street, N.E. Decatur, Alabama 35601 and also on the City's web site at <http://www.digitaldecatur.com>. In an abbreviated form, the summary will describe the contents and purpose of the Consolidated Plan as well as identifying where an entire copy of the Consolidated Plan may be reviewed or copies personally obtain or how to receive a copy by mail.

Prior to the submission of the "Final Statement" the City will publish, in the *Decatur daily*, its proposed statement of community development objectives and projected use of funds so as to afford citizens an opportunity to examine the statement's contents, to provide comments on the proposed statement and on the City's community development performance.

Said publication will also include:

- 1.) The estimated amount of CDBG funds proposed to be used for activities that will benefit low and moderate income persons;
- 2.) The proposed CDBG activities likely to result in displacement and the City's plans [consistent with the City's Housing Assistance Plan (HAP)] for minimizing such displacement of persons as a result of its proposed activities; and The types and levels of assistance the City will make available (or to require others to make available) to persons displaced by CDBG funded activities, even if the City expects no such displacement to occur.
- 3.) The Consolidated Plan will include an Action Plan for the first program year of the Five Year Consolidate Plan. Each year thereafter, a one-year Action Plan will be made available to the public. The Consolidated Plan Annual Performance Report (CAPER) will be completed following each program year. The Annual Action Plan and CAPER will be made available to the public for each year in which the Consolidated Plan is in effect. In compliance with HUD regulations, each report will have a thirty-day public comment period.

Anti-Displacement

As part of the implementation steps of the Consolidated Plan, the City will review all projects recommended for funding to identify those activities that will result in the displacement of residents. The City of Decatur will comply with all requirements of the Uniform relocation Assistance Act. This act, passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects. The City of Decatur will take the needed steps to assure that the objectives of the URA are achieved where displacement activities are required. The URA objectives are:

- To provide uniform, fair and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects
- To ensure relocation assistance is provided to displaced persons to lessen the emotional and financial impact of displacement
- To ensure that no individual or family is displaced unless decent, safe, and sanitary (DSS) housing is available within the displaced person's financial means
- To help improve the housing conditions of displaced persons living in substandard housing
- To encourage and expedite acquisition by agreement and without coercion

Technical Assistance

The City will provide technical advisory assistance to groups which are representative of low and moderate income persons that request assistance in developing proposals.

The City will also provide technical assistance to neighborhood citizen committees, neighborhood advisory committees, civic groups, and individual citizens in understanding the CDBG program requirements, policies, and regulations governing the CDBG Entitlement program.

Complaint Procedure

Any citizen, or group of citizens, with specific complaints regarding parts or the entire CDBG Entitlement program as prepared by the City, or the effects of such a program, has the right to appeal through specified channels. Written complaints will be responded to in writing within 15 working days from the date received by the Community Development Department.

- 1.) Any person or group that is aggrieved by an action or proposal related to the CDBG Entitlement program shall first make their complaint known to the Community Development Department.

Allen Stover, Director of Community Development
City of Decatur
P.O Box 488
Decatur, AL 35602
(256) 341- 4966

- 2.) If the aggrieved person or group does not obtain satisfactory results from appealing to the staff, then an appeal may be made to the local governing body through the Office of the Mayor.

Don Stanford, Mayor
City of Decatur
402 Lee Street, NE
Decatur, AL 35602
(256) 341-4502

- 3.) If the aggrieved person or group desires to carry appeal forward from the local governing body they may contact:

U.S Department of Housing and Urban Development
Birmingham Area Office
Beacon Ridge Tower
600 Beacon Pkwy West – Suite 300
Birmingham, AL 35209

Bilingual

English being the predominant language of all neighborhoods in the City of Decatur, the requirement for meeting the needs of non-English speaking residents is not applicable.

Substantial Amendments

The City of Decatur will amend its Final statement whenever it decides not to carry out an activity described in the Final Statement, or decides to carry out an activity not previously described, or decides to substantially change the purpose, scope, location, beneficiaries, or budgeted dollar amount of an activity. Any new project or transaction to existing activities over \$150,000.00 or an noted above changes in the purpose, scope, location and beneficiaries, will constitute a substantial change or amendment for purposes of requiring a written amendment.

Prior to amending its Final Statement, the City will provide citizens with reasonable notice of, and an opportunity to comment on such proposed amendments, by publication in the *Decatur Daily* at least 30 days prior to amendment by the City. The City will make available to the public, and will submit to HUD, a description of amendments adopted.

Performance Report

Citizens will be given a comment period of a minimum of 15 days to provide input on the Consolidated Action Plan and Evaluation Report (CAPER). Comments may be submitted to those the individuals identified under the "compliant Procedures" section of this Citizen Participation Plan

This Citizen Participation Plan shall apply to all Community Development Block Grant Entitlement activities that are on going as of the adoption of said Plan, as well as all future activities.

This Plan shall remain in effect, from its adoption date, and until all activities assisted under the CDBG Entitlement program are completed, or until it is superseded by a new or amended Plan.

RESOLUTION NO. _____

BE IT RESOLVED, by the City Council of the City of Decatur, in the State of Alabama, as follows:

- 1.) That the City Council of the City of Decatur has reviewed and studied and is familiar with the contents of the Citizen Participation Plan attached here to as Exhibit "A", relative to the City's Community Development Block Grant Entitlement program;
- 2.) That the City Council of the City of Decatur hereby approves said Citizen Participation plan, for immediate implementation as a part of the City's Community Development Block Grant Entitlement activities; and
- 3.) That the City Council of the City of Decatur hereby declares that this newly approved Citizen Participation Plan supersedes all previously adopted community development citizen participation plans.

ADOPTED this the day of _____

Signed by: _____
Date: _____