Action Plan

Grantee: Prichard Housing Authority

Grant: B-09-LN-AL-0017

LOCCS Authorized Amount:	$ 20,000,000.00
Grant Award Amount:	$ 20,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	$ 5,040,000.00
Total Budget:	$ 25,040,000.00

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Over the past decade, the City of Prichard has experienced a period of disinvestment. Since the 2000 Census, the population has decreased by 10.5%, the median household income is 43% of the national average and unemployment increased from 5.7% in December of 2007, to 10%. The foreclosure crisis has served to compound the problem. The ripple effect from the foreclosure crisis is an increase in vacancies and abandoned properties. The estimated number of mortgages to start the foreclosure process or be seriously delinquent in the past two years in Prichard is 574 or 16%; according to the US Postal data, 11% or 1,556 residential properties are vacant. The average vacancy risk score for the census tracts in Prichard is 18.54; the average foreclosure risk score is 18.69.

The Housing Authority of the City of Prichard (HACP) is applying for a $20,000,000 grant to arrest neighborhood decline and eliminate destabilizing factors. The HACP neighborhood stabilization strategy is also designed to increase the supply of affordable housing.
HACP proposes to carry out the Neighborhood Stabilization Program 2 in census tracts: 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

To achieve neighborhood stabilization, HACP proposes to use NSP2 funds to:

- Purchase and rehabilitate 50 residential properties that have been abandoned or foreclosed upon
- Acquire and demolish 300 blighted residential structures
- Establish and operate a land bank for sites not initially used for new construction
- Redevelop/construct 50 new residential rental units on demolished or vacant properties
- Redevelop/construct 25 new residential homeownership units on demolished or vacant properties

HACP will target neighborhood stabilization strategies according to the neighborhood classification. In distressed neighborhoods, HACP will use the acquisition, demolition and redevelopment approach. In declining neighborhoods, HACP will use the acquisition and rehabilitation approach.

To acquire abandoned and foreclosed properties, HACP will work with lenders, servicers, investors and governmental entities. Emphasis will be placed on bulk deals, HUD/FHA homes and properties with tax or building code liens.

HACP will draw on its experience in other affordable housing programs to provide homeownership training programs through a lease-purchase approach. To augment the physical development activities, HACP will provide case management services to lease-purchase participants and use the HOPE VI Community and Supportive Services network to assist families overcome obstacles to homeownership.
Green building and energy-efficiency strategies will be employed in the rehabilitation and new construction

specifications. The Enterprise Green Communities criteria will be incorporated in bid specifications.

Income targeting and long-term affordability are important components of the HACP Neighborhood Stabilization Program 2. All households benefitibelow 120 percent of AMI. A minimum of 25 percent of the funds will target households at or below 50% of AMI.
To leverage the NSP2 grant, firm commitments have been received from public and private entities for $8,207,750 for cash funding, in-kind services, donated land, donated construction materials and services, utilities and construction loans.

NSP2 Eligible Uses
Program Budget
1- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon $5,500,000
2- Establish land banks for homes and residential properties that have been abandoned or foreclosed upon $3,000,000
3- Demolish blighted structures &mbp&spbs;ns;ns;&am;bp&am;nsp; $1,800,000
4- Redevelop demolished or vacant properties as housing $8,125,000
5- Program Administration $1,575,000
TOTAL: $20,000,000
The Housing Authority of the City of Prichard and its for-profit development partner, The MitchellCompany,are in a unique position to carry out a Neighborhood Stabilization Program to combat the affects of abandoned and foreclosed properties and to increase the supply of affordable housing. Based on the recently completed $20 million HOPE VI Revitalization Program, HACP has the knowledge, experience and team poised to implement the Neighborhood Stabilization Program 2.

On July 1, 2009, a public meetingwasheldtopresenttheproposedNSP2 program design. The program summary wasposted in the City of Prichard Municipal Office Complex and housing authority administrative offices, published in the Mobile Press

Target Geography:

The City of Prichard is a working-class community of approximately 25,000 residents of predominantly African-American descent. Prichard is located in the southwest corner of Coastal Alabama in Mobile County, adjacent to the City of Mobile, the second largest city in Alabama. Prichard was incorporated as a city in 1925 and developed as a company town by large ship building companies who built workforce housing for their employees. The shipping industry prospered through the sixties resulting in Prichard reaching its highest population of 47,000. Following the Civil Rights movement, the rigid system of segregation in Prichard collapsed causing a dramatic white flight to occur. Over the last decade, the population in Prichard has continued to decline as industry and employment opportunities have faded.

Prichard currently suffers with high unemployment, dramatic poverty rates, alarming crime statistics and a large number of vacant, abandoned and foreclosed properties. A critical number of low/moderate income housing units have become distressed, structurally unsound and un-repairable as a result of Hurricane Katrina. Additionally, in the last year, the foreclosure crisis has made an immediate and critical impact in neighborhoods, resulting in an increased number of presumed stable properties that are now vacant, boarded up, abandoned and unattended. The City of Prichard, as a result, is facing an unprecedented rate of decline and disinvestment in its communities and neighborhoods.

The Housing Authority of the City of Prichard (HACP) has over recent years become the largest administrator and developer of affordable housing in the City of Prichard. HACP has dramatically increased the number of safe, decent and affordable rental and homeownership opportunities in the City of Prichard and has received national recognition for their work in developing affordable homeownership opportunities. Additionally, the Housing Authority of the City of Prichard has established itself as a good steward of public funds by maintain transparency and accountability in their programs and use of federal funds.

The HACP role in neighborhood revitalization was firmly established during the planning and implementation of the HOPE VI revitalization grant at Bessemer Avenue Apartments, a 360 unit obsolete and distressed public housing project. In addition to the development of affordable housing, the affected residents were provided with educational and economic opportunities that increased self-sufficiency, independence from public assistance and increased quality of life. The effort has resulted in a stable, well-functioning community. Based on the successful HOPE VI model, NSP2 funds will be used to stabilize distressed and declining neighborhoods in Prichard.

An analysis of the vacancy and foreclosure data indicates that all census tracts in the City of Prichard can be classified as distressed and/or declining, therefore, the Housing Authority of the City of Prichard is proposing to carry out the NSP2 activities in the following census tracts:
40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

The composite foreclosure and vacancy maximum risk score of 19.31 demonstrates the destabilizing affect abandoned and foreclosed properties have on the target neighborhoods.

The tarichard, Alabama. Over the past decade, the City of Prichard has experienced a period of disinvestment:
- since the 2000 census, the population has decreased by 10.5%
- in the past 18 months, unemployment has increased from 5.7% to over 10%
- the 2007 median household income ($21,678) is 43% of the national average

- in 2007, 35.5% of the households had incomes below the poverty level

The foreclosure crisis has served to compound the trend of disinvestment and abandonment in the City of Prichard.

To determine the nature and extent of need, HACP used the following quality data sources:

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- City of Prichard Comprehensive Plan prepare by MACTEC Engineering and Consulting, Inc.

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- Market Study by W.S. Loper & Associates

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- US Postal Data

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- 2000 Census Tract Data

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- RealtyTrac

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- State of the City Data

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- Activerain Data

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- Policy Map

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- HUD User Data Sets

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Factors that are contributing to the decline of the target geography include:

1- The deteriorating condition of the housing stock:

US Postal Service data reports that 13,549 residential units are located in the target census tracts. In the Census Bureau data, Census 2000 Summary File 3, it reports that 51% of the renter-occupied housing units in the target census tracts have one or more selected indicators of deficiencies and over 30% of the owner-occupied housing units have one or more selected indicators of deficiencies. Therefore, 39% or 5,284 residential units in the target census tracts appear to have one or more selected indicators of deficiencies. This percentage of residential units with deficiencies indicates the need to eliminate destabilizing influences by rehabilitation or demolition in the target census tracts.

In addition to the residential units with deficiencies, the City of Prichard reports that over 200 residential properties have been condemned in the target neighborhoods. Another indicator is the median value of the existing housing stock. In 2007, the median value of the existing housing stock in Prichard was $73,821 or 36% of the national median value of the existing housing stock.

Therefore, local housing market data indicates a need to demolish condemned and blighted residential units and the need to rehabilitate substandard residential properties. HACP proposes to target neighborhood stabilization strategies according to neighborhood classification. In distressed neighborhoods, HACP will use the acquisition, demolition and redevelopment approach. In declining neighborhoods, HACP will use the acquisition and rehabilitation approach.

2- The increase in the vacancy rate:

The local housing market has been negatively affected by an increase in the number of vacancies. According to U.S. Postal Service data, 1556 or 11.5% of the residential units in the target census tracts are vacant.

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The subprime mortgage market has dramatically increased mortgage delinquencies and foreclosures across the country. The percentage of subprime mortgages in Prichard is staggering. According to the data in Policy Map, the target census tracts have a mean percentage of 53.98 subprime mortgages.

Another factor contributing to the decline in neighborhood conditions in the target census tracts is the inability of potential buyers to access credit. A recent survey of banking and lending institutions in the City of Prichard and Mobile County indicated that lack of credit, insufficient income and lack of funds for down payments were the main reasons that potential borrowers failed to qualify for home loans. According to City-Data, in 2007, only 150 of the 290 or 52% of the applicants that applied for mortgages in Prichard were approved.

To address this need in other affordable housing programs, HACP has established a pre-counseling program, Homebuyers Club, to assist potential buyers become mortgage ready. To further address the credit issue, HACP has established a lease-purchase program.

4- The increase in unemployment:

The increasing rate of unemployment in the target census tracts has been a contributing factor to the decline in neighborhood conditions. The unemployment rate in Prichard is one of the highest in the state; State of Alabama: 6.5%, City of Prichard, 10%.

The unemployment rate has been consistently increasing at an alarming rate in the City of Prichard over the past year.

Alabama business and economic data statistics indicate that the most common occupations for males in the City of Prichard

are construction and transportation. The decline in the construction industry and the local shipping industry have resulted in huge job losses and have contributed to the high rate of unemployment in the City of Prichard. The most common occupations for females are service occupations which have decreased dramatically over the last twelve months and are generally reflected by minimum wage. According to 2000 US Census data, the average salary for jobs in Prichard is $21,792 and the median income of households is $19,544. Census data indicates that 35.5% of the City of Prichard's population is living below the poverty line.

The recent foreclosure crisis has served to further compound the housing problem in the City of Prichard. According to the HUD User Data Sets information, the estimated number of mortgages beginning the foreclosure process or mortgages in serious delinquency status in the past two years is 574 or 16% of all mortgages. While the problem of vacant and abandoned housing is not new in Prichard, the scale of the problem is impacting neighborhoods.

Many neighborhood residents contend that criminal and drug related crimes have increased and abandoned units are being used by gangs. This is threatening the safety of neighborhood residents and neighborhood stability. According to city-data.com, the crime index in Prichard was 591.8 in 2007, almost twice the national average of 320.9.

The factors that have contributed to the decline in the target neighborhoods have an interrelationship thathas causeddisinvestmentanddestabilized neighborhoods. The increasing level of unemployment has led to defaults and foreclosures. As abandonment and foreclosures increase, vacancies increase. This cycle of disinvestment affects the community perception of the safety and desirability of the target neighborhoods.

Program Approach:

The Housing Authority of the City of Prichard (HACP) has developed a neighborhood stabilization program and local action strategy based on the nature and extent of foreclosed, vacant and abandoned properties in Prichard, Alabama.

The program is designed to target neighborhood stabilization strategies according to neighborhood classifications. In neighborhoods that are distressed (census tracts 40, 41, 42, 43, 45, 46, 47, and 48), HACP will acquire blighted foreclosed and abandoned properties, demolish the structures and redevelop the site with rental or homeownership units. In neighborhoods that are declining (census tracts 44, 49, 50, 61.03 and 61.05), HACP will acquire foreclosed and abandoned structures that can be rehabilitated and sold to qualifying families at or below 120% of median income.To acquire the abandoned and foreclosed properties, HACP will work with lenders, servicers, investors and governmental entities. Emphasis will be placed on bulk deals, HUD/FHA homes and properties with tax or building code liens. State of Alabama records reflect approximately 632 tax delinquent properties in the target census tracts.
In the distressed neighborhoods, HACP proposes to purchase and demolish blighted foreclosed, vacant and abandoned residential structures. These sites and other donated properties in the distressed neighborhoods will be used to construct rental units and home ownership units. To achieve the maximum impact in the distressed census tracts, two revitalization areas will be targeted: Snug Harbor and Alabama Village. Snug Harbor is located in census tract 43 on the fringe of the central business district. The City of Prichard Municipal Complex is located on the border of the Snug Harbor neighborhood. 23.5% of the residential units have been vacant for more than 90 days and 24.2% of the mortgages started foreclosure or were seriously delinquent in the past two years. The Prichard Housing Corporation II has acquired through donation or acquisition twenty-five (25) properties that it has pledged to donate.

Alabama Village is located in census tracts 47 & 48. Alabama Village has been classified as the most distressed neighborhood in the City of Prichard. 22% of the residential units have been vacant for more than 90 days and over 20% of the mortgages started foreclosure or were seriously delinquent in the past two years. During the past year, the City of Prichard has condemned and demolished 63 residential units. However, there is a need to demolish an additional 130 residential properties and initiate a redevelopment/replacement housing program. In the declining neighborhoods, HACP proposes to purchase 45 foreclosed and abandoned residential structures that will be rehabilitated and sold.

In the distressed neighborhoods in census tracts 40, 41, 42, 43, 45, 46, 47, and 48, HACP will acquire foreclosed and abandoned properties. This group of properties includes sixty-five (65) parcels to be donated by the City of Prichard and the Prichard Housing Corporation II. HACP will develop eighty (80) new rental or homeownership units on the acquired properties. At least fifty (50) of the units will be leased to households with income at or less than 50% of AMI. This program component will satisfy the requirementant amount is used for households at or less than 50% of AMI. On the balance of the properties, HACP will construct thirty (30) single-family homeownership units in SnugHarbor, census tract 43, and surrounding neighborhoods.
The Housing Authority of the City of Prichard proposes to purchase residential properties in declining neighborhoods in census tracts 44, 49, 50, 61.03 and 61.05. HACP will conduct a physical needs assessment and develop specifications to rehabilitate the homes. The specifications will be based on the City of Prichard building codes, accessibility requirements and include the Enterprise Green Communities criteria. Housing undergoing rehabilitation will be improved to mitigate the impact of hurricanes.
After renovation is completed, the houses wll be leased or sold to qualifying families at or below 120% ofAMI. HACP will utilize the eperienced staff in the Affordable Homes Program to conduct homeownership training, education and counseling for all of the tenants and home buyers. All homebuyers will be required to attend training. Before closing, the homebuyers must receive a certification of completion. The Affordale Homes Program staff will ensure that the homebuyer obtains a mortgage from a lender who agrees to comply with bank regulators' guidance for non-traditional mortgages and guard against the issuance of subprime mortgages.
The balance of the acquired properties will be placed in the HACP land bank for future development. After units are absorbed and neighborhoods are stabilized, HACP will continue to develop affordable housing on these lots with the use of program income, Low-Income Housing Tax Credits and other funds that may come available. The HACP neighborhood stabilization plan is to demolish 100 residential properties and redevelop the properties as the local market improves.

The proposed neighborhood stabilization program will expand the neighborhood impact of the $20,000,000 HOPE VI

Revitalization Program completed in census tracts 43 and 61.03 in September of 2008. The HOPE VI Revitalization Program included the demolition of 360 blighted, obsolete public housing units, the construction of 160 rental units and the construction of 115 homeownership units. The program close-out evaluation performed by Spring Hill College concluded that the HOPE VI Revitalization Program stabilized and encouraged re-investment in the surrounding neighborhoods.

One of the lessons learned in the HOPE VI program is that to revitalize and stabilize neighborhoods, the effected families need the availability of community and supportive services. HACP proposes to expand the support services network developed in the HOPE VIrogram to provide training, education and counseling services to families participating in the NSP2 program. Mobile Works, the area workforce development agency, will play a key role in job training, placement and job retention to assist families achieve economic self-sufficiency.

Increasing the supply of affordable housing in Prichard within the next thirty-six (36) months is a key to achieving long-term economic benefits. In the targeted distressed neighborhoods, the demolition, redevelopment, and land bank activities will stabilize the target geography by removing blightedresidentialpropertiesandincreasing the affordable housing stock. The impact on the housing market in the distressed neighborhoods will have a measurable affect within twenty-four (24) months.

(1) Uses of Funds
This table shows the amount of funds budgeted for each eligible activity in the proposed Neighborhood Stabilization Program:

Proposed NSP2-Eligible Uses
Budget
Responsible Entity
(B)Purchase and rehabilitate 50 homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties
$5,007,341
HACP (purchase); The Mitchell Company (rehabilitation)
(C) Establish land banks for homes and residential properties that have been foreclosed upon: 170 properties
$830,944
HACP
(D) Demolish 100 blighted structures
$565,500
HACP
(E)Redevelop demolished or vacant properties as housing: new construction of 75 rental units; 5 homeownership units
$12,159,255
HACP (acquisition); The Mitchell Company (new construction)
Program Administration
$1,750,000
HACP
TOTAL: $20,000,000

Consortium Members:

Not Applicable

How to Get Additional Information:

Contact the NSP2 Program Manager at 561-537-0933 or e-mail to jegplanning@gmail.com

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1410	Program Administration	1410.10	Program Administration	
1440	Land Bank	1440.10	Acquisitions	
		1440.20	Maintenance of Land Bank Properties	
1460	Acquisition and Rehab	1460.10	LMMI Acquisition for Rehab	
		1460.20	Rehabilitation	

		1460.30	LH25 Acquisition and Rehab and New Construction
1475	LH25 Single Family	*No activities in this project*	
1485	Demolition	1485.10	Demolition of Blighted Structures
1499	Redevelopment	1499.10	New Construction in Snug Harbor
		1499.20	Rental New Construction
9999	Restricted Balance	*No activities in this project*	

Activities

Project # / 1410 / Program Administration

Grantee Activity Number: 1410.10
Activity Title: Program Administration

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
1410

Project Title:
Program Administration

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Total Budget:	$ 2,148,700.56
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 2,148,700.56

Benefit Report Type:
NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Prichard	Unknown	$ 2,148,700.56

Location Description:
Administer program activities in Census Tracts 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

Activity Description:
Program administration activities include pre-planning work, implementation planning, coordination and oversite, complying with applicable requirements, financial management, reporting including DRGR, evaluation and close-out activities.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 1440 / Land Bank

Grantee Activity Number: 1440.10
Activity Title: Acquisitions

Activity Type:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
1440

Project Title:
Land Bank

Projected Start Date:
08/31/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 943,665.89
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 943,665.89

Benefit Report Type:
Area Benefit (Census)

Proposed Accomplishments	Total
# of Singlefamily Units	50
# of Housing Units	50
# of Properties	170

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Prichard	Unknown	$ 943,665.89

Location Description:
Foreclosed properties in Census Tracts 40, 41, 42, 43, 45, 46, 47 and 48.

Activity Description:
Purchase of mortgage or tax foreclosed properties to be held in the land bank for future development.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1440.20
Activity Title: Maintenance of Land Bank Properties

Activity Type:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
1440

Project Title:
Land Bank

Projected Start Date:
08/31/2010

Projected End Date:
02/09/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 390,230.04
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 390,230.04

Benefit Report Type:
Area Benefit (Census)

Proposed Accomplishments	Total
# of Singlefamily Units	100
# of Housing Units	100
# of Properties	170

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Prichard	Unknown	$ 390,230.04

Location Description:
Properties to be located in Census Tracts 40, 41, 42, 43, 45, 46, 47 and 48.

Activity Description:
Maintenance of the foreclosed properties held in the land bank pending development.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 1460 / Acquisition and Rehab

Grantee Activity Number: 1460.10
Activity Title: LMMI Acquisition for Rehab

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
1460

Project Title:
Acquisition and Rehab

Projected Start Date:
03/31/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 2,003,416.62
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 2,003,416.62

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	40	25	15	100.00
# Owner Households	5		5	100.00
# of Households	45	25	20	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	45
# of Housing Units	45
Total acquisition compensation to owners	2000000
# of Parcels acquired voluntarily	45
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	45

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget

Housing Authority of the City of Prichard	Unknown	$ 2,003,416.62

Location Description:

Houses to be purchased in declining neighborhoods in Census Tracts 44, 49, 50, 61.03 and 61.05.

Activity Description:

Purchase of forty-five foreclosed and abandoned houses that are in need of rehabilitation.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1460.20
Activity Title: Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1460

Project Title:
Acquisition and Rehab

Projected Start Date:
10/31/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 1,068,727.46
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 1,068,727.46

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	40	25	15	100.00
# Owner Households	5		5	100.00
# of Households	45	25	20	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	45
# of Housing Units	45
#Units with other green	45
#Units deconstructed	45
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	45
#Low flow showerheads	45
#Low flow toilets	45
#Units with solar panels	
#Dishwashers replaced	25
#Clothes washers replaced	25
#Refrigerators replaced	45
#Light fixtures (outdoors) replaced	45

#Light Fixtures (indoors) replaced	45
#Replaced hot water heaters	45
#Replaced thermostats	45
#Efficient AC added/replaced	45
#High efficiency heating plants	45
#Additional Attic/Roof Insulation	25
#Energy Star Replacement Windows	45
# of Properties	45

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Mitchell Company	Unknown	$ 1,068,727.46

Location Description:

The 45 houses to be rehabilitated are in declining neighborhoods in Census Tracts 44, 49, 50, 61.03 and 61.05.

Activity Description:

Rehabilitation per specifications based on City of Prichard's building codes, accessibility requirements and include the Enterprise Green Communities criteria.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1460.30
Activity Title: LH25 Acquisition and Rehab and New Construction

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1460

Project Title:
Acquisition and Rehab

Projected Start Date:
02/28/2010

Projected End Date:
02/28/2014

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

Total Budget: $ 2,129,711.68
Most Impacted and Distressed Budget: $ 0.00
Other Funds: $ 0.00
Total Funds: $ 2,129,711.68

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	21	21		100.00
# of Households	21	21		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	21
# of Housing Units	21
#Units with other green	21
#Sites re-used	21
#Units with bus/rail access	21
#Dishwashers replaced	21
#Refrigerators replaced	21
# of Properties	21

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
HACP	Local Government	$ 2,129,711.68

Location Description:

Targeted census tracts in Prichard, Alabama

Activity Description:

Acquisition and rehabilitation, and new construction of foreclosed and/or abandoned properties.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 1485 / Demolition

Grantee Activity Number: 1485.10
Activity Title: Demolition of Blighted Structures

Activity Type:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
1485

Project Title:
Demolition

Projected Start Date:
08/31/2010

Projected End Date:
12/30/2012

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 623,540.84
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 623,540.84

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	100
# of Non-business Organizations benefitting	
# of Businesses	
# of public facilities	
# of buildings (non-residential)	
# of Properties	100

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the City of Prichard	Unknown	$ 623,540.84

Location Description:
Demolition of blighted structures will occur in Census Tracts 40, 41, 42, 43, 45, 46, 47 and 48.

Activity Description:

Demolition of blighted structures to support redevelopment and land bank activities.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 1499 / Redevelopment

Grantee Activity Number: 1499.10
Activity Title: New Construction in Snug Harbor

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
1499

Project Title:
Redevelopment

Projected Start Date:
06/30/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	$ 3,649,811.00
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 3,649,811.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	30	2	28	100.00
# Owner Households				0.0
# of Households	30	2	28	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	30
# of Housing Units	30
#Units with other green	30
#Sites re-used	
#Units exceeding Energy Star	30
#Units with bus/rail access	30
#Low flow showerheads	30
#Low flow toilets	30
#Units with solar panels	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget

The Mitchell Company	Unknown	$ 3,649,811.00

Location Description:

Houses will be constructed in Snug Harbor, Census Tract 43, and at other scattered locations.

Activity Description:

New construction of 30 energy efficient houses on donated and acquired vacant property for sale to families at or below 120% of AMI.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1499.20
Activity Title: Rental New Construction

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
1499

Project Title:
Redevelopment

Projected Start Date:
12/31/2010

Projected End Date:
02/10/2013

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:	$ 8,529,201.53
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 8,529,201.53

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	50	50		100.00
# of Households	50	50		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	50
# of Housing Units	50
# ELI Households (0-30% AMI)	
#Units with other green	50
#Sites re-used	
#Units exceeding Energy Star	50
#Units with bus/rail access	50
#Low flow showerheads	50
#Low flow toilets	50
#Units with solar panels	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget

The Mitchell Company	Unknown	$ 8,529,201.53

Location Description:

Houses to be constructed in Census Tracts 40, 41, 45, 46, 47 and 48.

Activity Description:

New construction of 50 energy efficient rental units for families in the low income 25% set-aside.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

Version	Date
B-09-LN-AL-0017 AP#13	10/19/2021
B-09-LN-AL-0017 AP#12	01/14/2021
B-09-LN-AL-0017 AP#11	11/17/2014
B-09-LN-AL-0017 AP#10	10/17/2013
B-09-LN-AL-0017 AP#9	09/13/2013
B-09-LN-AL-0017 AP#8	08/12/2013
B-09-LN-AL-0017 AP#7	03/29/2013
B-09-LN-AL-0017 AP#6	02/05/2013
B-09-LN-AL-0017 AP#5	02/01/2013
B-09-LN-AL-0017 AP#4	01/04/2013
B-09-LN-AL-0017 AP#3	04/06/2012
B-09-LN-AL-0017 AP#2	03/29/2012
B-09-LN-AL-0017 AP#1	02/02/2011