

Executive Summary

ES-05 Executive Summary

1. Introduction

Overview

The City of Mobile's Consolidated Housing and Community Development Plan is a community-based plan addressing the City's housing, homelessness, and non-housing community development needs for the five-year period (2013-2017). The plan contains goals, measurable objectives, and implementation strategies for the plan's elements. Additionally, the plan contains a One-Year Action Plan describing the activities the City will fund, implement, or support the implementation of in 2013-2014.

The plan complies with Consolidated Plan regulations (24 CFR Part 91) issued by the U.S. Department of Housing and Urban Development. HUD requires entitlement communities such as the City of Mobile to consolidate its planning, application, and reporting requirements for most HUD programs, including the Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant programs. This plan must be updated each year if necessary, adopted by the City Council and submitted to HUD prior to the beginning of the City's program year. The new regulation requires that this plan is done using the eCon Planning Suite.

The 2013-2017 Consolidated Plan builds upon some existing plans adopted by the City Council. These include the 2008-2013 Consolidated Plan, New Mobile Plan, the Mobile Housing Boards Vision for revitalizing its aging neighborhoods, The Continuum of Care (CoC) Ten Year Plan to Eliminate Homelessness and 2012 Analysis of Impediments to Fair Housing Choice.

The five-year plan has been developed through a collaborative effort of CPD and GIS staff, the Continuum of Care staff, Mobile Housing Board, and the Housing and Community Development Plan Citizens Advisory Committee. It is divided into six elements: Executive summary, planning process, needs assessment, housing market analysis, strategic plan and first-year (2013-2017) Action Plan.

Neighborhood Revitalization Strategy Area (NRS)

As part of this plan, the City is designating a Neighborhood Revitalization Strategy Area in accordance with the terms of 24 CFR 91.215(e) (2) and CPD Notice 96-01. This area lies entirely within the HCD Plan and CDBG Target Area, and comprises those census tracts and neighborhoods where measures of income, employment, housing standards, abandoned and unmaintained vacant lots, public safety, Brownfield sites, and other neighborhood quality benchmarks lag behind city-wide averages. The City is actively engaged within this area in creating partnerships with stakeholders in an attempt to create the conditions needed for wholesale neighborhood revitalization.

Priority Goals

The City, in collaboration with the Citizens Advisory Committee, identified key goals as priorities. The specific goals identified as priorities are included in a separate section of this Consolidated Plan.

One-Year (2013-2017) Action Plan

This section of the plan describes how 2013-2014 CDBG, ESG and HOME funds will be used during the year to address the City’s housing, homelessness, and non-housing community development goals and objectives.

Adoption

The City of Mobile’s Consolidated Plan, including the one-year 2013-2014 Action Plan was approved by the Mobile City Council on February 00, 2013. The resolution adopting the plan is included as part of this plan.

HCD Plan Citizen Advisory Committee

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

CONSOLIDATED GOALS

HOUSING GOALS

The following are the consolidated goals that will guide the implementation and outcome of this five year plan.

GOAL DH-1: Availability/Accessibility of Decent Housing: Partnership with private and nonprofit developers; redevelopment of Roger Williams and other public housing sites, leverage resources, develop new sources of affordable housing finance.

GOAL DH-2: Affordability of Decent Housing – Housing subsidies for first-time home owners, funding for new construction (homeowner, rental development and special needs housing).

GOAL SL-2: Sustainability of Suitable Living Environments: Elimination of barriers to fair Housing.

COMMUNITY DEVELOPMENT GOALS

GOAL EO-1: Availability/Accessibility of Economic Opportunity – Job readiness, life skills training, micro and small business loans, technical assistance to start or expand a small business, commercial corridor revitalization.

GOAL SL-1: Availability/Accessibility of Suitable Living Environment – Activities that provide improved access that is no longer substandard or new access to public facility or infrastructure (streets, water/sewer lines, sidewalk, streetlights, bridges, parks, senior centers, libraries, etc.)

Goal SL-2: Sustainability of Suitable Living Environment – Activities that are aimed at improving communities or neighborhoods, building the capacity of Community-Based Development Organizations (CBDOs) helping to make them livable or viable by providing benefits to persons of low- and moderate-income; establishment of Neighborhood Revitalization Strategy Area.

PUBLIC HOUSING GOALS

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A. Goal 1: Design, enhance and implement community revitalization and redevelopment initiatives and strategies in collaboration with key strategic partners and create quality affordable housing within vibrant communities for families.

B. Goal 2: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract and retain working families.

3. Evaluation of past performance

The City implemented some of its stated goals in the 2008 - 2013 Consolidated Plan. However, there are still several issues facing the City of Mobile. The unemployment rate in the City is 8.5%, and ranges from 17% to as high as 46% in the CDBG-Eligible neighborhoods and census tracts. An estimated 21,569 households in the City of Mobile were cost burdened in 2005-2009 according to the American Community Survey. The largest share of cost burdened households were renters (14,009 households or 64.9%), and 44.0% of total renter households pay over 30% of their incomes for housing. Seventeen percent (16.9%) of owner households in the City of Mobile are cost burdened, and they make up 35.1% of cost burdened households citywide.

The poverty level in the City of Mobile has remained relatively unchanged from 1990 to 2000. The number of individuals below the poverty level in 1990 was 42,099, 21.2% of total population; and 40,864 in 2000 (21.1%). In 2010, the number of people below the poverty level rose to 51,164, up 25.2% from 2000. This trend is currently exacerbated by the current economic conditions. The bulk of the concentration of the poverty is in the CDBG Target Area.

The Mobile Housing Board currently has 1,004 vacant units at its public housing; 5,817 people are on the waiting list, and 346 units are in need of renovation and four public housing sites are in deteriorated conditions and need redevelopment.

Although the City's homeless population dropped from 567 in 2011 to 478 in 2012, down 16%, there are still 478 homeless people in the City. The combination of these trends and factors culminated in the City choosing its goals or projects.

4. Summary of citizen participation process and consultation process

The 2013-2017 Consolidated Housing and Community Development Plan (HCD Plan) was developed through a collaborative effort of CPD staff, and the HCD Plan Citizens Advisory Committee, which met throughout the year to provide input into the Consolidated Plan. Since 2012, dozens of citizens have participated in this process; on the Advisory Committee, as part of a focus group or in a public meetings and comment periods. The focus groups included a meeting with the Africa Town-Plateau Neighborhood Coalition on Wednesday, December 19, 2012, East and Central African Swahili language-speaking LEP Meeting on Sunday, January 20, 2013, and Hispanics LEP meeting on Thursday, February 7, 2013. There was first Public Meeting on Thursday, October 18, 2012 on the Consolidated Plan and One-Year Action Plan to advise the public of the intent of the plans. The public notice for this meeting was advertised on October 3, 2012, in the Mobile Press-Register and City of Mobile website at www.cityofmobile.org. On February 20, a second Public Hearing to solicit public comments on the plan was held at the VIA! Senior Citizens Center. This was following a thirty-day comment period that started on January 20, 2013 through February 19, 2013. On February 26, the City Council unanimously approved the Consolidated Plan and the One-Year Action Plan.

The City consulted with the Mobile County Government, which is a HUD Grantee and represents several small jurisdictions. The City also consulted with the Mobile Housing Board, an autonomous Housing Authority, and the City of Mobile-Mobile County-Baldwin County Continuum of Care, the Chamber of Commerce and South Alabam Asset Building Coalition that represents eight counties in South Alabama. As part of the City's Consolidated Plan planning process, the Mobile Works, local workforce development board, and the Bishop State State College and University of South Alabama, Mobile Downtown Alliance, WAVE Public Transit system, all have representatives on the Consolidated Plan Citizens Advisory Committee.

5. Summary of public comments

There were no public comments received.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments.

7. Summary

There were no comments.