



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
December 6, 2022
TIME: 5:45 PM**

1. CALL TO ORDER
2. PRESENTATIONS
 1. CDBG PY2021 Consolidated Annual Performance Report (CAPER).
 2. Request to Advertise for PH - Rezoning, 2701 Society Hill Road, 16.47 Acres, from C-2 to C-3.
 3. Request to Advertise for PH - Rezoning, 2700 block Society Hill Road, 67.6 Acres, from R-1 & C-2 to C-2.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



CAPER-DRAFT CDBG PY2021

Submitted to the Department of Housing and Urban
Development
Birmingham Field Office
October 1, 2021-September 30, 2022

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Opelika receives annual federal grant allocations from the U.S. Department of Housing and Urban Development (HUD) through Community Development Block Grants (CDBG). However, no funding is received for HOME, HOPWA, or ESG. The City of Opelika received CDBG-CV funding on June 2, 2020 to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). In PY2021, the City of Opelika continued to make progress and pursued activities that met goals and objectives identified in its five-year Consolidated Plan (2020-2024). Five goals were established for the five-year planning period:

Goal 1: Provide decent and affordable housing and supportive services for low-moderate families

Goal 2: Provide decent and affordable housing and supportive services for populations with a disability and/or elderly

Goal 3: Provide support for non-profit public services

Goal 4: Improve public facilities and/or infrastructure

Goal 5: Eliminate slum and blight

The Action Plan is the annual planning document that represents specific activities to be undertaken during a HUD program year. This report will summarize activities and expenditures related to the PY2021 Action Plan (Year 2 of the Consolidated Plan).

Additionally, the City successfully met the timeliness test at 0.51 (see PR56), which is below the required 1.5 ratio.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	10		5	10	200.00%
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	17	68.00%			
Decent Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	14	18.67%	15	7	46.67%
Facade Renovations	Eliminate slum/blight	CDBG: \$	Facade treatment/business building rehabilitation	Business	25	7	28.00%	5	4	80.00%
Public Facilities	Public Facility and Infrastructure	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Facilities	Public Facility and Infrastructure	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	500	100.00%	500	0	0.00%

Supportive Services	Supportive Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2920	1487	50.92%
Supportive Services	Supportive Services	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15250	3074	20.16%	3050	0	0.00%

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

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

The City of Opelika had a successful year providing Emergency Home Repairs during PY2021. However, funding was quickly exhausted, and we were unable to complete as many projects due to the increase cost in materials and labor. Seven (7) households were assisted with home repairs that addressed health and safety issues giving them a higher standard of living. All seven (7) of those assisted with Emergency Home Repairs were African American and 70% were over the age of 65.

The City of Opelika provided ten (10) first time home buyer individuals or families with down payment and closing cost assistance. Of these, nine (9) were African American and seven (7) were female head of household. Both programs allow the City of Opelika to provide affordable/decent housing to its citizens. These activities met Goals 1 and 2 of the Consolidated Plan.

Through supportive services such as the East Alabama Food Bank Community Market, Lee-Russell Council of Government Utility Assistance Program, and Esperanza House our community was assisted with food insecurities, aided with utility bills, and other needs addressed. Esperanza House provided several food drives for the Hispanic community in Opelika along with offered winter coats, medical and dental care, and utility assistance. Additional services included weekly after school tutoring held at the Goodwill Career Center. These activities met Goal 3 of the Consolidated Plan.

Four (4) downtown businesses were assisted with façade renovations through the Main Street Façade program. Improvements included new awnings, repointing of brick, window replacement, and painting of facades. All were established businesses providing continued services, jobs,

and revenue.

The City of Opelika continues to work on its comprehensive plan to update all sidewalks and crossings to meet ADA compliance and provide safer pedestrian traffic. Funding will be used in PY2022 to address these issues in our low-moderate income neighborhoods. This is Goal 4 of the Consolidated Plan.

Goal 5 of the Consolidated Plan was elimination of slum and blight. This was accomplished through the City of Opelika Inspections Department. Nine (9) properties were identified for demolition; seven (7) were neglected residential units. One of these was in Census Tract 416, one of our target areas. The owners were notified and given the opportunity to do repairs and bring properties up to code prior to demolition. This process removed properties that were often dangerous and unsightly. Now the lots are cleared and there is a possibility of new affordable homes being built.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	201
Black or African American	1,153
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1,354
Hispanic	125
Not Hispanic	8

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

Narrative

Most of the families represented above were assisted through the East AL Food Bank Community Market and are not counted more than once if served multiple times through the year. The Community Market provided food to 1,112 individuals from Opelika. Of the individuals served, 890 (80%) were Black/African American, 187 (16.8%) White, 27 (2.4%) Hispanic, and the remaining “other”. Many the Hispanic population is served through food distribution with the Esperanza House to our Hispanic community.

Of our Emergency Home Repair program participants, all were Black/African American. Six households (85%) of those served were over the age of 65. The Utility Assistance program assisted one hundred twenty-one (121) households. Of those served, 97.5% were Black/African American. Funding for utility assistance was exhausted very quickly and calls continued throughout the year.

Circles Opelika was not funded through CDBG during program year 2021.

With the limited amount of funding the City of Opelika receives each year, we do an exceptional job reaching the people of our community.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	297,180	208,037

Table 3 - Resources Made Available

Narrative

The City of Opelika continued to use Round 1 COVID funding in addition to our annual allocation to address families who have experienced a loss in income due to COVID and need assistance with housing, utilities, or childcare. Although many businesses continue to be operating with reduced staff due to limited capacity of occupants, job opportunities are available in the area.

Funding source "Other" indicates COVID funding received from Alabama Department of Economic and Community Affairs (ADECA) on September 29, 2021. The City of Opelika used these additions funds to address and minimize the impact of the COVID-19 pandemic and other infectious diseases by supporting senior programs, small businesses, and public safety/social distancing. We continue to use Round 1 COVID funding to address families who have experienced a loss in income due to COVID and need assistance with housing, utilities, or childcare. Although many businesses continue to be operating with reduced staff due to limited capacity of occupants, job opportunities are available in the area.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CARVER NEIGHBORHOOD	35	29	Emergency Home Repairs, Homeownership Loan
COMMUNITY WIDE	100	100	Utility Assistance, Community Market Food Bank, Emergency Home Repairs, and Homeownership Loans
HISTORIC DOWNTOWN	10	6	Facade Improvements
JETER NEIGHBORHOOD	30	24	Emergency Home Repairs

Table 4 – Identify the geographic distribution and location of investments

Narrative

A map has been provided in “attachments” that outlines the location of properties for Emergency Home Repairs, Home Ownership assistance, Main Street Façade, and Sidewalk/Street improvements. The City

of Opelika's focus is on the Carver-Jeter neighborhoods which are in census tracts 414 and 416. Fifty percent (50%) of these activities were provided in the Carver-Jeter neighborhoods. Of course, the largest number of people served comes from Public Services but is the smallest amount of funds used. We will continue to implement strategic plans to improve the Carver-Jeter neighborhoods with decent/affordable housing, improved streets, access to supportive services, and economic opportunities.

When reviewing the PR54 and PR26 reports, it is indicated that 6.82% of funding resources was used for economic development through Main Street Facade Grants. Housing activities comprised 44.95%, Public Services were 15%, and 20% used for Administration and Planning. The PR54 report also showed that 69.8% of funds were used to assist low-and moderate-income persons and households either directly or on an area basis. Income of beneficiaries included 37.5% extremely low income, 37.5% low income, and 25% moderate income. No funds were used to benefit anyone above the 80% income level.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The best example of leveraging funds is our Main Street Façade program. When the business owner completes façade improvements, Main Street will reimburse 50% of expenses, up to a maximum of \$7,000. This is a win-win situation. Making facade improvements becomes more affordable for the business owner and the city benefits from a more attractive downtown business district. It is an increased revenue source for both. During PY2021 Four (4) established business owners took advantage of the Main Street Façade program which provide services, retail, and job opportunities to our downtown business district.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	10
Number of Special-Needs households to be provided affordable housing units	0	0
Total	5	10

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	7
Number of households supported through Acquisition of Existing Units	0	0
Total	15	7

Table 6 – Number of Households Supported

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

The City of Opelika assisted ten (10) first time home buyers and currently have three (3) pending to close. This exceeded our goal of five (5). The only barrier seen was difficulty in finding an affordable home that would qualify for FHA financing due to the strict guidelines of FHA. According to the Lee County Association of Realtors, the median sales price for homes in Opelika is \$357,900, a 27.6% increase from September 2021. The average days on the market was only twenty-nine. Buyers had to be ready and able to purchase when a property comes available.

The City of Opelika also assisted seven (7) homeowners with Emergency Home Repairs. Funding was quickly exhausted, and we were unable to complete as many projects as projected due to the increase cost in materials and labor.

The City of Opelika allocated CDBG-CV round 1 funding in PY2021 to the Family Resource Center to assist with housing and childcare. Funds provided for housing prevented eviction that would have led to homelessness. It provided a safe place for families and prevented the risk of exposure to COVID and other diseases. Utility assistance was provided for families to maintain lights and water to meet basic health and safety needs in the home. Childcare payments granted families the opportunity to seek employment and start new jobs. The Family Resource Center was able to assist twenty-seven (27) households with rental assistance, one (1) with rental deposit, two (2) with mortgage assistance, twenty-two with temporary housing, six (6) with utilities, and four (4) with childcare. All were low-to moderate income households. Of these, 61% were extremely low income and 27% were very low-income households. Over half, 55.5%, of those assisted were female head-of-household.

Discuss how these outcomes will impact future annual action plans.

We will continue to strive to assist as many applicants for both Homeownership Loans and Emergency Home Repairs as we can with limited budget and participating contractors.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,295	0
Low-income	166	0
Moderate-income	22	0
Total	1,483	0

Table 7 – Number of Households Served

Narrative Information

As you can see, the vast majority of those assisted (867.3%) were in the Extremely Low-income category. The City of Opelika and its partner subrecipients work hard assisting our most vulnerable citizens.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Opelika is part of Balance of the State Continuum of Care (CoC), Alabama Rural Coalition for the Homeless (ARCH) which serves 42 counties statewide. ARCH currently has no units in Auburn-Opelika for long-term housing and supportive care. The rising cost of housing is a burden. Also, if an affordable unit is found it generally does not pass the HQS inspection. ARCH continues to search for properties in the area for long-term supportive care. Persons considered to be homeless in Opelika are being sheltered in agencies such as the Domestic Violence Shelter and His Place. One-Voice Shelter's Fourteen room facility assist women (with or without children) who are homeless or displaced. They currently are housing ten (10) women and one child. One-Voice Shelter is still working on the renovation of a facility for a men's shelter located in a neighboring small town that will house up to twenty-five (25) homeless or displaced men. They are also seeking another location for family sheltering so that families are not forced to be separated.

Addressing the emergency shelter and transitional housing needs of homeless persons

ARCH works with Lee-Russell Council of Governments (LRCG) and Family Resource Center locally to screen and serve its homeless needs. One-Voice Shelter provides shelter for homeless women in our area. The City of Opelika is involved and supportive of all homeless programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Opelika works closely with multiple agencies who do a fantastic job referring clients to each other for assistance. These include, but are not limited to, the following: East Alabama Mental Health, Lee County Department of Human Relations, Unity Wellness Center, Family Resource Center, Opelika Housing Authority, and United Way.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

ARCH, Family Resource Center and LRCG work together to assure that individuals and families in Lee County who are homeless, or who are at risk of becoming homeless, receive assistance and counseling.

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

Actions taken to address the needs of public housing

The Opelika Housing Authority (OHA) has converted 100% of its Public Housing stock, totaling 633 units, through HUD's Rental Assistance Demonstration (RAD) program to HUD's Project Based Rental Assistance (PBRA) program. This conversion through RAD began in 2014 and was formally completed on May 31, 2015, at which point the Opelika Housing Authority no longer owned or operated any Low-Income Public Housing units. Ownership of the 633 PBRA units was transferred to the Opelika Housing Authority's development arm, Opelika Housing Development, Inc. (OHD)

In conjunction with and through Opelika Housing Development, Inc., the Opelika Housing Authority owns six hundred thirty-three (633) housing individual affordable housing units within three (3) multi-family housing properties and three (3) single family homes. They also oversee five hundred twenty-five (525) Housing Choice Voucher located throughout the City of Opelika and the nearby City of Camp Hill, Alabama.

Efforts continue toward strengthening neighborhoods, empowering families, supporting local economies, and promoting local achievement. Over 1,150 families benefited from the programs administered by OHA. OHA empowers lower income families by providing opportunities to obtain affordable rental housing, employment and job training, youth programs, case management, and elderly assistance.

Management staff, Resident Services staff and community partners consistently attempt to meet our participants' and residents' needs by providing various services at community spaces and housing developments located throughout the City of Opelika.

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

OHA administers a Family Self-Sufficiency (PH-FSS) program for Affordable Housing residents and Housing Choice Voucher participants. The FSS program provides critical tools and supportive services to foster a resident's and participant's transition from financial and housing assistance to economic and housing self-sufficiency. The FSS program offers a unique savings opportunity known as an escrow account, which is a savings account created and maintained by OHA. The escrow account is established when an FSS participant's rent increases due to an increase in earned income (wages). Participants must successfully achieve all goals established to be eligible to receive escrow funds upon completion of the FSS program. After successful completion of the program, participants receive their escrow savings and are encouraged to use it as a down payment on their first home.

The Opelika Housing Authority plans to work more closely with the City of Opelika's Community Development staff to promote and sponsor housing seminars onsite for residents. These seminars provide an opportunity for Staff to explain the Home Ownership Loan program the City of Opelika has to

offer.

Actions taken to provide assistance to troubled PHAs

Opelika Housing Authority is a "High Performing" public housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Opelika has carefully reviewed zoning and land use regulations to assure that any barriers are addressed and minimal. The International Building Codes are adhered to, and only reasonable and customary fees are required.

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

The City of Opelika has partnered with East Alabama Medical Center and numerous community and civic partners to offer free medical services to the underserved with a mobile health clinic. The travelling clinic will provide routine and chronic illness screenings; promoting disease prevention; and providing referrals to community resources. Our hope is that this service will provide a tremendous impact on the health of our community members who often forgo wellness visits due to a lack of insurance and other resources, such as transportation. The clinic will travel to needy neighborhoods (mostly Carver and Jeter area) based on studies and statistical data gathered on the number of teen pregnancies, low birth rates, domestic violence, DHR intervention, crime, etc. The mobile clinic is schedule to launch Fall 2022.

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

Due to the limited funding the City of Opelika receives, we are unable to address lead-based paint hazards currently.

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

The City of Opelika supports several public service organizations with CDBG funds and many more with our general funds so that they may serve and meet the needs of our citizens.

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

Due to the limited funding the City of Opelika receives, we are unable to address institutional structures at this time.

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

The City of Opelika has open communication with the Lee County Association of Realtors, the Lee County Home Builders Association, Opelika Housing Authority, Lee-Russell Council of Government,

Alabama Rural Coalition of the Homeless, and multiple other social service agencies to address housing needs.

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

The City of Opelika updated its Analysis of Impediment (AI) in October 2017. The AI addresses fair housing practices, lending practices, public policies, housing cost burdens, and impediments.

Housing discrimination continues to occur and manifest itself in different ways among different segments of the population. Since it continues to be the goal of the City to eliminate any existing discrimination and prevent future housing discrimination and other impediments to equal housing opportunity, the City will continue to address the following impediments in the following ways:

Impediment One-Fair Housing Advocacy and Outreach

There is not a strong advocacy program or group to provide outreach and education on fair housing issues in Opelika. The need for on-going education, awareness, and outreach remains, especially among lower income households and minorities.

Impediment Two-Limited Supply of Affordable Housing

Affordability is one aspect of housing discrimination, and it is difficult to talk about addressing impediments to fair housing, and actions to eliminate discrimination in housing, without simultaneously talking about development of policies, plans, programs, and projects to increase the supply of affordable housing. Due to limited funding, the City has been unable to address this problem on its own and continue to seek public/private partnerships to develop affordable housing. Suffice to say that even moderate-income households face challenges in purchasing a home in Opelika, and low-income families face a significant cost burden for rental housing.

According to the Lee County Association of Realtors, the median sales price for homes in Opelika is \$357,900, a 27.6% increase from September 2021. The average days on the market was only twenty-nine. Buyers had to be ready and able to purchase when a property comes available.

As home prices climb, the affordability of homeownership is often beyond the reach of residents. The City of Opelika continues to search for developers that will build affordable single-family homes using housing tax credits or multi-family units that have a mixed income ratio availability.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Activities are monitored daily for compliance and reporting is done in a timely manner. Subrecipients are monitored to assure all required documentation is completed and provided before reimbursement for services are issued. New subrecipients receive one-on-one training on the regulations and requirements of the program so that they are knowledgeable and can gather and supply the correct supporting documentation. All new information or regulations are forwarded to all subrecipients so that they are kept up to date.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizen participation is strongly encouraged and welcomed. Several times throughout the year input is sought and all comments received are considered when planning.

During the planning process public hearing and CAPER review notices are posted at City Hall, the public library, recreation centers, and the Public Works building seeking public input and participation. These notices are also run in the local newspaper and posted on the city website.

CR-45 - CDBG 91.520(c)

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

There will be no changes made to program objectives. The City of Opelika will continue to work on creating and improving decent/affordable housing, providing public services that meet the needs of our citizens and community, and encouraging economic growth and job opportunities.

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

grants?

No

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

CR-45 - CDBG 91.520(c)

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

There will be no changes made to program objectives. The City of Opelika will continue to work on creating and improving decent/affordable housing, providing public services that meet the needs of our citizens and community, and encouraging economic growth and job opportunities.

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.					
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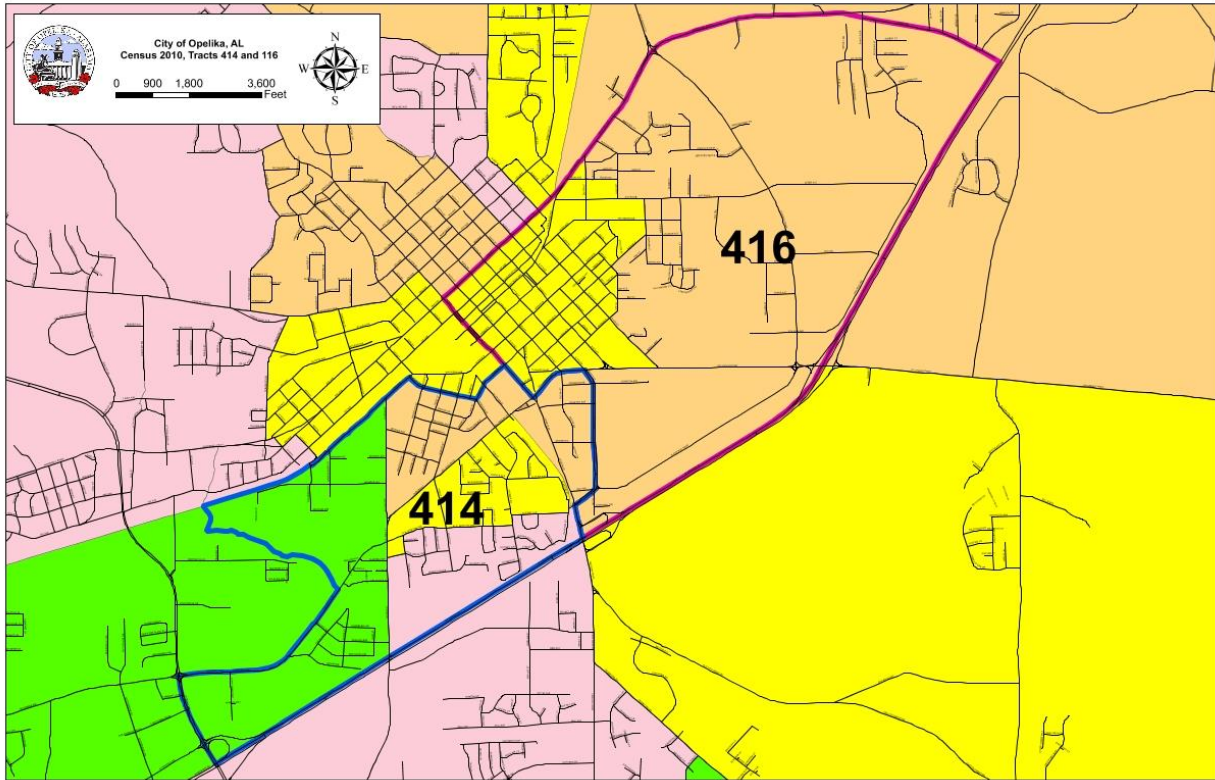
Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

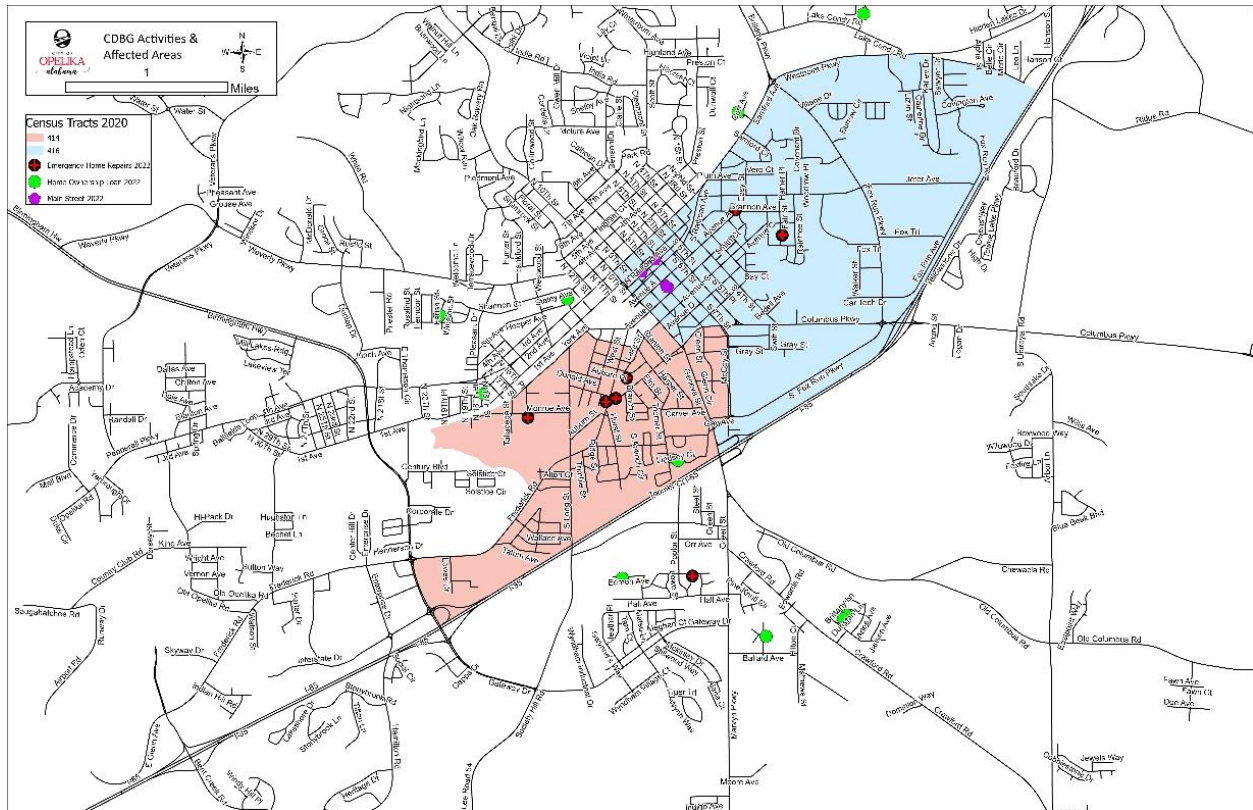
The City of Opelika completed seven (7) Emergency Home Repairs totaling \$69,718. All of these were performed by the same contractor who is a minority with a 100% minority crew. Four (4) Main Street Facade improvements were completed totaling \$17,899. Two of these jobs were performed by a minority contractor.

Attachment

Census Tract Map



PY2021 Activity Map



**CITY COUNCIL REPORT
CDBG PY2021
CAPER**

PY 2021 BUDGET **\$297,180**

<u>ACTIVITY</u>	<u>AMT SPENT</u>	<u>NUMBER ASSISTED</u>
Home Ownership Avg Purchase Price \$182,873	\$50,511.00	10 (1-Carver Area)
Emergency Home Repair	\$69,718.00	7 (4-Carver Area/2-Jeter Area)
Façade Renovations	\$17,899.00	4 (Smith-T Hardware, Red Clay Brewery, Co-Lab, Sassy Salon)
Public Infrastructure	\$0.00	
Supportive Services (EAFB, LRCG Utility Assist., Esperanza House)	\$44,577.00	1,430
COVID Housing/ Childcare	\$37,447.91	36
	Total Assisted	1,487

INCOME

Extremely Low	1,295	87.5%
Low	166	11.1%
Moderate	22	1.4%

RACE

Black/African Amer.	1,153	77.5%
White	201	13.5%
Hispanic	125	8.4%
Other	8	0.5%

City of Opelika Planning Commission Report

Action Requested: Rezoning, 16.47 acres, from C-2 to C-3

Location of Property: 2701 Society Hill Road

Property Owner(s): W.F. Cook, Jr.
Reynolds Cook, authorized representative

Current Zoning: C-2 office-retail

Proposed Zoning: C-3 general commercial

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-5M	future Lee County facility (under construction)
South	PUD	Adam's Beverage & single family homes
East	R-4	Single family homes, Hall Avenue
West	C-2	Undeveloped

Staff Comments

The applicant's request is to rezone 16.47 acres from a C-2 zone to a C-3 (general commercial) zoning district. A C-3 zone is defined as "general commercial" and allows with conditional use approval an office of contractor with outside equipment & material yard. The rezoning property in the current C-2 zone (office & retail) prohibits a contractor's office with outside storage.

The adjacent property on the north side in a M-1 zoning district is consistent with the proposed C-3 zoning district. The properties on the south side are in the Wyndham PUD zoning district that allows commercial and residential uses. The adjacent properties are occupied by Adams Beverage distribution and single-family homes. The adjacent property on the west side across Society Hill Road is in a R-1 zone (rural, low-density residential). However, agenda item #8 is a request to rezone the west side adjacent property from R-1 to C-2. If a C-2 zone is approved, then the future commercial uses will be more compatible with a C-3 zone than the current R-1 zone. The adjacent properties on the east side are along the rear property line of the rezoning property; the adjacent properties are zoned R-4 (high density residential, Hall Avenue residential neighborhood). A residential buffer is required along the east property line next to adjacent properties zoned R-4.

A site plan was provided with this rezoning request (see attachment). The site plan shows 21 office & warehouse buildings to be leased. Each office-warehouse tenant space is 5,400 sf. The

development includes a 3.45 acre “laydown yard” as an outside storage area for tenants. On the west side is Lot 1 (2.3 acres) that will be subdivided from the applicant’s property. The applicant has no immediate plans for Lot 1 and will remain undeveloped. Lot 1 fronts along Society Hill Road; the length or depth (east to west) of Lot 1 from Society Hill Road to the office-warehouse development ranges from 66 feet to 240 feet. This range of space serves as visual separation between the office-warehouses & laydown yard from Society Hill Road. In addition to this separation, an existing natural wooded area or evergreens plants will be required along the rear property line of Lot 1 to assure the laydown yard and tenant units are visually screened from Society Hill Road. Staff also discussed with applicant that future requests for outside storage on Lot 1 will not be supported by staff.

Residential buffers are also required along the east property line to buffer the R-4 zoned residential neighborhood on Hall Avenue from the office & warehouses. Along the north property line adjacent to the rezoning property is a more intensive M-1 zoning district. The property is owned by Lee County and currently under construction for a Lee County public works facility. On the south side, the land uses are Adam’s Beverage distribution and a residential neighborhood in the Wyndham Gates PUD zoning district. The residential area is not adjacent to the rezoning property. The Wyndham Gates developer provided a 100-foot strip between the single family home lots and the rezoning property for an Alabama Gas easement.

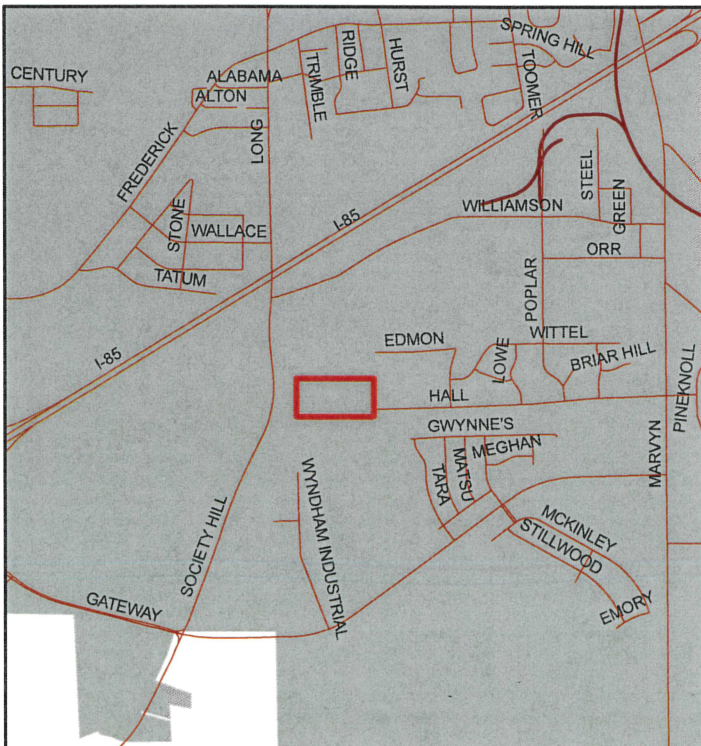
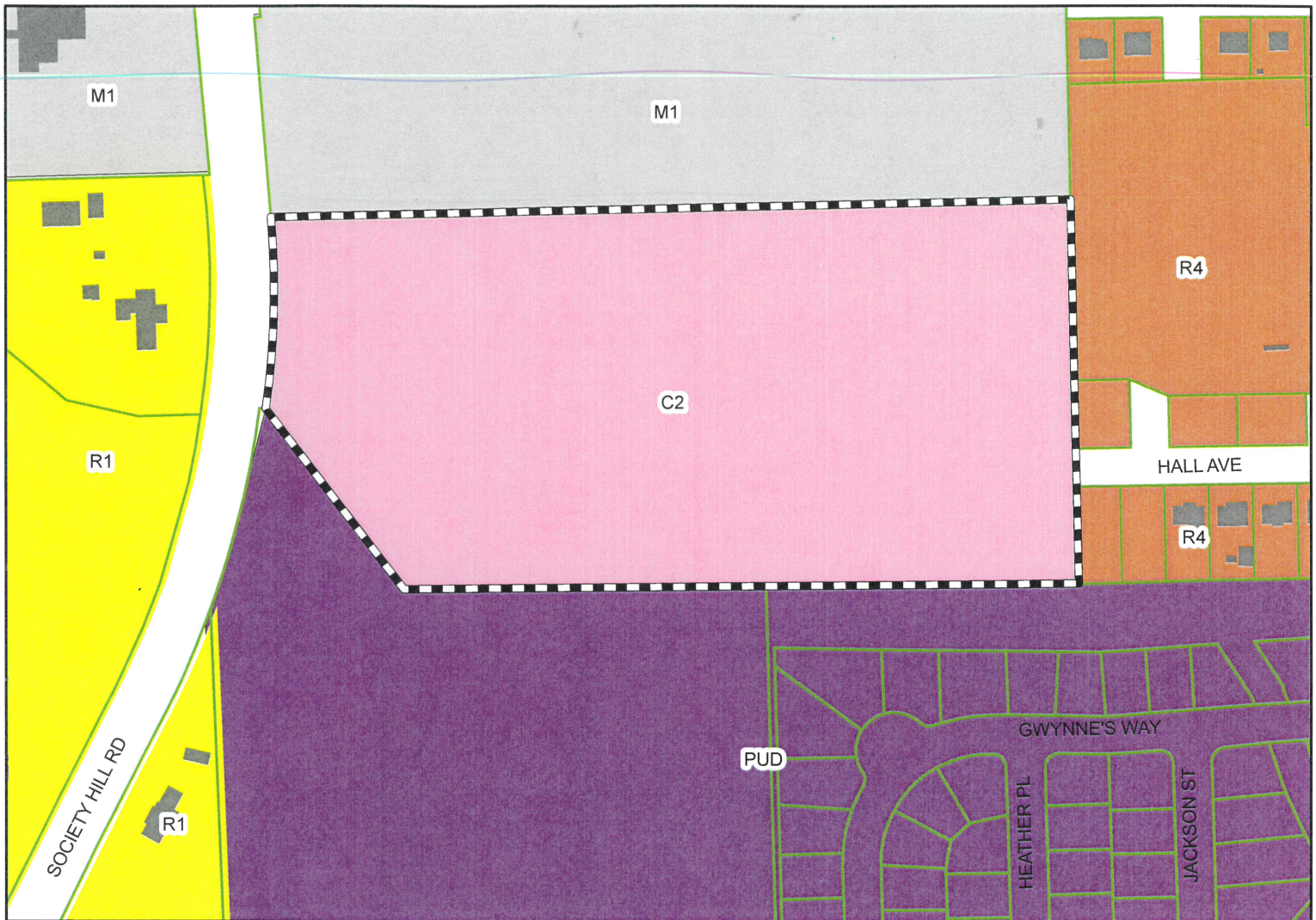
Staff Recommendation

Planning Staff believes that the 16.47 acre rezoning to C-3 is appropriate given the adjacent M-1 zoning district on the north side. The office warehouse use with outside storage requires an additional conditional use approval that would come back before the Planning Commission.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 16.47-acre property from C-2 to C-3.

At the November 29th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to City Council to rezone the 16.47 acres from C-2 to C-3.

COOK REZONING 2701 SOCIETY HILL ROAD C-2 TO C-3

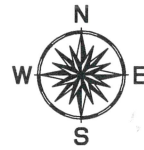


The applicant is requesting to rezone 16.47 acres for a 21-unit commercial office warehouse and outside storage development. The rezoning is from C-2 (office-retail) to C-3 (general commercial uses).



Subject Property

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DIVERSIFIED INDUSTRIAL SUBDIVISION
WAREHOUSE LAYOUT LOT 1
SEC 19 T-19-N R-27-E
OPELIKA LEE COUNTY ALABAMA

PART LOT 2B DIVERSIFIED INDUSTRIAL S D
43 10 04 19 3 000 071.000
LEE COUNTY ALABAMA
215 S 9TH ST
OPELIKA AL 36801

SOCIETY HILL ROAD
ROW VARIES

PLAT CURVE
R=1276.60
L=60.06
CHB=N03°43'46"W
CHD=60.05

PLAT CURVE
R=1276.60
L=143.07
CHB=N00°52'26"E
CHD=144.99

LOT 1 HELEN MITCHELL S D
43 09 06 24 0 000 005.000
SANKOVSKY RAY & PAT
2020 HUMMINGBIRD LANE
AUBURN AL 36830

LOT 1 HELEN MITCHELL S D
43 09 06 24 0 000 005.000
WARD STEPHEN DEE & SHIRLEY DEAN
P O BOX 2581
OPELIKA AL 36803-2581

1
100,792 SF±
2.31 AC±

N03°38'51"W(P)
377.71(P)

66.70(P)
S88°32'02"W(P)

25' LANDSCAPE BUFFER (30M) 365' L11.0N

N88°42'02"E(P)
1247.38(P)

PRIVATE ROAD

43 10 04 19 3 000 070.000
POTTER ANDREA
1510 MONTROSE RD
AUBURN AL 36830

13

LOT 13 HALLWAY S D
43 10 04 19 3 000 047.000
SHAIL TAHIRA & ERIHAN
730 BLOWING ROCK WAY
STONE MTN GA 30083

HALL AVE. 60' ROW

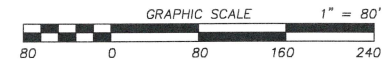
LOT 12 HALLWAY S D
43 10 04 19 3 000 048.000
HALLWAY SUBDIVISION LLC
108 WEST OAK ST
TUSKEGEE AL 36083

12

LOT 4 WYNHAM INDUSTRIAL PARK
43 10 04 19 3 000 073.000
ADAMS OPELIKA PROPERTIES LLC
ATTN: W CLAY ADAMS
3116 JOHN D ODOM RD
DOTHAN AL 36830

TRACT A & B (GREEN SPACE EASEMENTS)
THE RESERVE AT WYNHAM GATES
43 10 04 19 3 000 077.000
D H MCDOWELL FAMILY LLP
P O BOX 858
CARROLLTON GA 30112

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⚡ = POWER POLE
-x-x- = WIRE FENCE
-||-||- = WOOD FENCE
-o-o- = CHAIN LINK FENCE



Seal	Drawn By: A.H	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1" = 80'		
	File Name: 22-0609 WH LAYOUT		
	Date: 11-2-2022		
		Sheet Title: DIVERSIFIED INDUSTRIAL SUBDIVISION WAREHOUSE LAYOUT LOT 1	

City of Opelika Planning Commission Report

Action Requested: Rezoning: 67.6 acres, from R-1 & C-2 to C-2

Location of Property: 2700 block Society Hill Road

Property Owner(s): Stephen Ward and Shelby Ward
Bill Brown, authorized representative

Current Zoning: C-2 & R-1

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Lee County property & Church of the Harvest
South	C-2	Future townhomes
East	PUD	Single family home, Adam's Beverage
West	PUD	Undeveloped, I-85

Staff Comments

The Zoning Map provides that 55.4 acres of the 67.6-acre rezoning property is in a R-1 zoning district (rural, low density residential). The remaining 12.2 acres on the west side is in a C-2 zoning district.

The two adjacent properties on the north side are in an I-1 zoning district: 9.5 acres is owned by Lee County and Church of the Harvest owns an 8.8-acre parcel. Adjacent properties on the east and west sides of the rezoning property are primarily in a PUD zoning district (mixed land use, residential and commercial uses): the west side adjacent property is part of a 36-acre mixed-use retail-entertainment PUD development approved in 2019. The east side adjacent properties across Society Hill Road is Adam's Beverage distribution property in the Wyndham Gate PUD and a 2.4 acre single family home property.

The applicant does not have a specific use for the property, but believes commercial uses such as retail, restaurants, entertainment/hospitality are likely to show interest; also, apartments are possible. The commercial uses proposed by the applicant are allowed in the C-2 zone (Office-Retail); apartments require conditional use approval. Also, in June 2022, the adjacent 36-acre property south of this rezoning property was rezoned to C-2 for a 242-unit townhome-style apartment development. The applicant's proposed commercial uses next to apartments are suitable

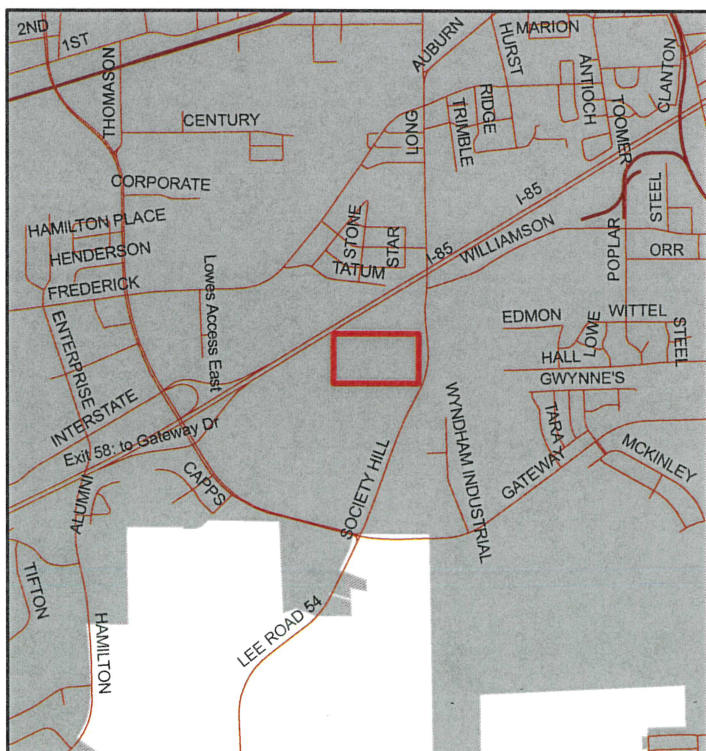
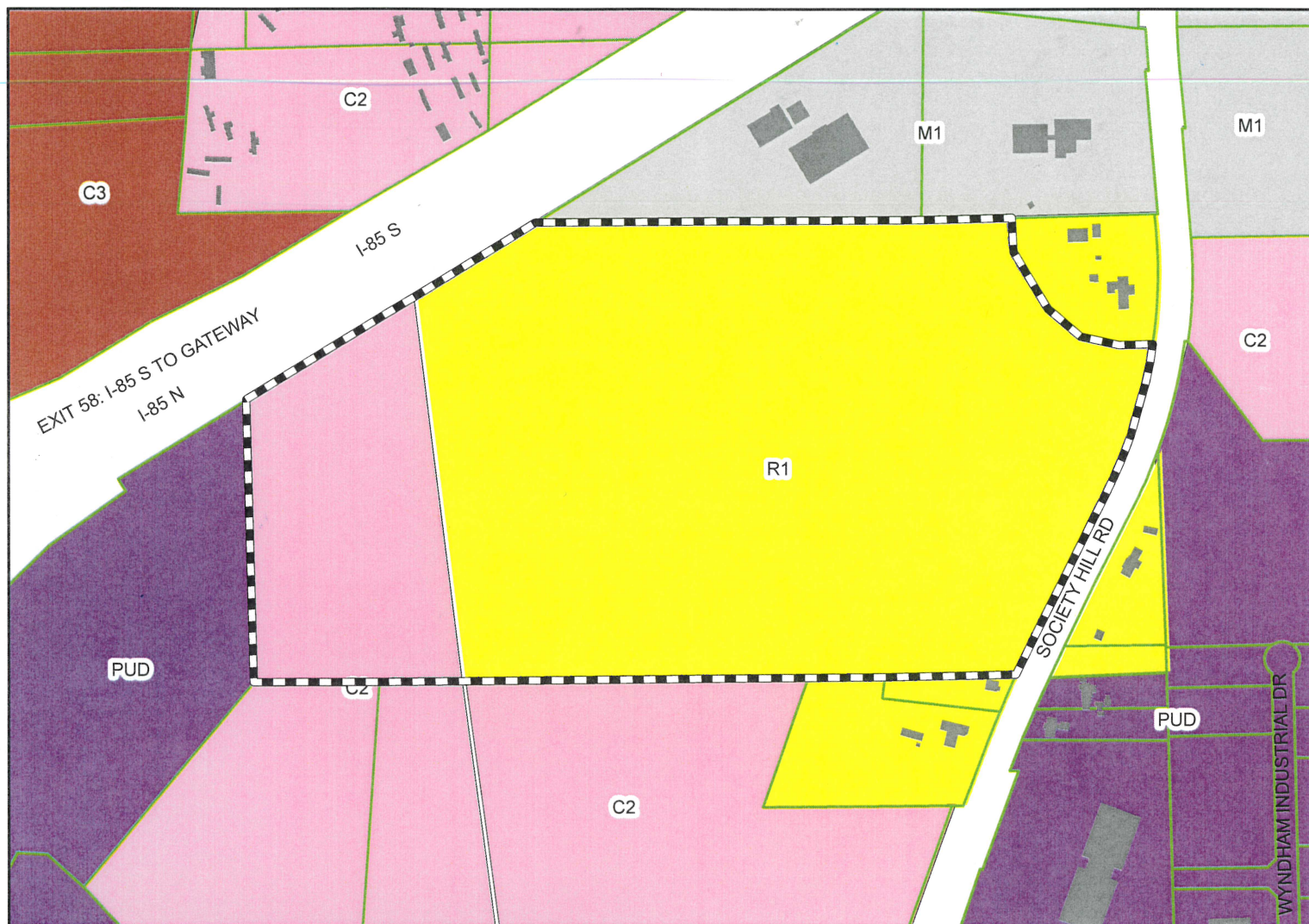
for this location. The rezoning property is located adjacent to a PUD approved in 2019. The PUD is accessed from Gateway Drive near Exit 58 on I-85. A QuikTrip gas station & convenience store recently opened in this PUD zone. Restaurants are planned for lots adjacent to QT.

Recommendation

Staff believes the 67.6-acre rezoning request to C-2 for a mix of commercial uses would be compatible with the surrounding area; 12.2 acres of the 67.6 acres is currently zone C-2. The adjacent 36-acre property on the south side was approved to a C-2 zone for 242 apartment units. The rezoning property is adjacent to an existing 36-acre PUD zone that was approved for commercial uses that are also proposed by the applicant. On Society Hill Road, existing commercial uses near the rezoning property are Adam's Beverage distribution, Opelika-Auburn News office building, and a mini-warehouse & U-Haul truck rental business. The rezoning property is located about 1.2 miles from Exit 58 on I-85 (Tiger Town is on the north side of Exit 58.) Exit 58 provides a broad range of retail stores, grocery stores, and entertainment uses. The rezoning property is an addition to this interstate commercial corridor. **Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2.**

At the November 29th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to City Council to rezone the 67.6 acres from R-1 & C-2 to C-3.

WARD REZONING 2700 BLOCK SOCIETY HILL ROAD C-2 & R-1 TO C-3



The applicant is requesting to rezone 67.6 acres from a C-2, R-1 zoning district to a C-2 (office & retail) zoning district.



Subject Property

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