



During the Birmingham City Council Meeting on February 20th, 2018, the City Council voted on the following items:

1. An Ordinance “TO FURTHER AMEND THE GENERAL FUND BUDGET” for the fiscal year ending June 30, 2018, by appropriating \$17,010.00 to Community Development, various accounts for the Code Enforcement Division, the fund Source being additional Sales Tax Revenue.

Was this item approved? Yes

What does this mean? The City of Birmingham is committed to making sure our neighborhoods are safe, beautiful, and free of blight. One of the measures the City is taking is to provide more resources to help enforce existing Ordinances concerning housing structures throughout the City.

The City is empowering its Code Enforcement Officers to ensure that property owners have their structures in accordance with the Laws of the City, which includes educating them on what constitutes a violation of the City’s Code before corrective actions are taken. The City currently uses building codes derived from the International Code Council's International Building Code. To download an all-inclusive list of these housing violations, please visit https://drive.google.com/file/d/1jdms69_QzYe5jctIs4WTSXbSCPtluhAy/view?usp=sharing

For a previous version of the International Building Code,

please visit <http://www.bremenvillage.com/ipmc.pdf>

And to view the City's entire Code of Ordinances, please visit:
https://library.municode.com/al/birmingham/codes/code_of_ordinances?nodeId=10444

Next Steps: For more information, please contact the Office of the City Council at 205.254.2294

Refer to council agenda item 11

2. An Ordinance "TO FURTHER AMEND THE GRANTS FUND BUDGET" for the fiscal year ending June 30, 2018, by appropriating \$200,000.00 to Community Development Emergency Shelter Grant (HESG-17-019) (Federal Award #E17-DC-01-0001) per grant award received per Resolution No. 1891-17.

Was this item approved? Yes

What does this mean? The Alabama Department of Housing and Urban Development awarded a \$200,000 Emergency Shelter Grant (ESG) to the Alabama Department of Economic and Community Affairs, who appropriated the funds to the City of Birmingham.

The City of Birmingham, through its Department of Community Development, will use the Grant to enhance the City's efforts to address the challenges of homelessness by providing housing and other necessary resources to help homeless families and individuals move to permanent affordable housing. The Grant will help the City provide funding to these 3 non-profit shelters for emergency shelter expenses including salaries, rent, utilities, and other expenses:

Cooperative Downtown Ministries (Firehouse Shelter)

Family Connection, Inc.

First Light, Inc.

To learn more about the Emergency Shelter Grant, please visit:
<https://www.hudexchange.info/programs/emergency-shelter-grants/>

Next Steps: For more information, please contact the Office of the City Council at 205.254.2294

Refer to council agenda Item 12

3. A Resolution authorizing an agreement with Neighborhood Housing Services of Birmingham, Inc., under which Neighborhood Housing Services of Birmingham, Inc. shall undertake assisting with community and economic revitalization throughout City neighborhoods challenged by blight or gentrification, assist local homebuyers with finance, location and education regarding affordable housing, and shall promote economic development projects in the City, and the City will provide financial assistance to NHS in an amount not to exceed \$34,000.00 in accordance with the terms and conditions of the Agreement, and, accordingly, is determined to be for a public purpose and is authorized by, consistent with, and in furtherance of the objectives of Amendment No. 772.

Was this item approved? Yes

What does this mean? According to their website, Neighborhood Housing Services of Birmingham, Inc. (NHSB) has worked to give families the tools they need to emerge from poverty and achieve financial stability.

Our goal is to help stabilize urban neighborhoods in the City of Birmingham and surrounding areas by promoting personal financial empowerment and homeownership. They offer safe, affordable housing options for working families whose household income is too much to qualify for subsidized housing, but do not earn enough to afford housing at current market rates. Their goal is to help stabilize urban neighborhoods in the City of Birmingham and surrounding areas by promoting personal financial empowerment and homeownership. NHSB's programs include:

NHSB offers homebuyers classes in our Birmingham office for low to moderate-income families within our Birmingham/Jefferson County service area.

Neighborhood Housing Services is a leader in providing housing counseling and education to homebuyers. They can help you answer the questions most first-time home buyers have such as:

- What does my credit score need to be in order to qualify for a home loan?
- What is the best way to shop for a home loan?
- What should my mortgage payment be in relation to my monthly salary?
- Are there hidden costs to homeownership that I should know about?

HOME OWNERSHIP OPPORTUNITIES

NHSB works in partnership with local banks, the Department of Housing and Urban Development (HUD) and the Alabama Land Bank Authority to rehab homes in low-income neighborhoods and sell them to qualified home buyers who have completed our budget management/credit counseling and home buyer workshops.

RENTAL OPPORTUNITIES

NHSB offers affordable rental housing for families who make too much money to qualify for subsidized housing but cannot afford to pay rent at current market rates.

BUDGET MANAGEMENT & CREDIT COUNSELING

Families who receive financial literacy education and credit counseling are 20 times less likely to lose their homes to foreclosure. NHSB's certified credit counselors can help you take control of your financial future by working with you to:

- Increase your credit score
- Create a realistic monthly budget
- Manage your credit cards and use credit responsibly
- Set up a savings plan that allows you to meet your short and long-term - financial goals.
- Protect your assets from identity theft and other forms of financial fraud.

For a comprehensive list of the services NHSB provides, please visit: nhsbham.org/

Next Steps: For more information, please contact the Office of the City Council at 205.254.2294

Refer to council agenda Item 14

4. A Resolution authorizing the Mayor to submit to the U.S. Department of Housing and Urban Development (HUD) a Community Development Block Grant (CDBG) Section 108 Loan Guarantee application in an amount up to \$2,500,000.00 for a term of up to twenty (20) years to provide partial financing for real property acquisition and related soft costs for the Commerce Hotel project said loan

guarantee to be secured by the City's pledge of its current and future CDBG funds and acknowledging that HUD may impose additional security requirements to assure repayment of said guaranteed obligations and that a portion of those additional security requirements may include assets financed by the guaranteed loan and, additionally; upon HUD's approval of the City's Section 108 Loan guarantee application, further authorizing the Mayor to enter into a loan agreement with Raglan Hospitality Inc., for Section 108 financing in an amount up to \$2,500,000.00 for a term of up to twenty (20) years to provide partial financing for property acquisition and related soft costs for the Commerce Hotel Project located at 2027 First Avenue North Birmingham, Alabama 35203.

Was this item approved? Yes

What does this mean? Birmingham is about to see another historic downtown building spring back to life, the former Commerce Center building on 1st Ave. North is the proposed site of a new 96-room hotel.

Nigel Roberts, Director of the City's Community Development Department said that "This is another great [Section] 108 opportunity for the city to get financing for a project in downtown Birmingham...It will allow us to create around 96 new jobs in the Birmingham area. Again, it will substantially rehabilitate a building that's been standing empty for 20 years or more."

So what exactly is the Section 108 Loan Guarantee Program?

HUD's website offers a fairly comprehensive explanation:

"The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. This flexibility makes it one of the most potent and important public investment tools that HUD offers to state and local governments.

Section 108 offers state and local governments the ability to transform a small portion of their [Community Development Block Grant \(CDBG\)](#) funds into federally guaranteed loans large

enough to pursue physical and economic revitalization projects capable of revitalizing entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas.

Loans typically range from \$500,000 to \$140 million, depending on the scale of the project or program. Under Section 108, project costs can be spread over time with flexible repayment terms, and borrowers can take advantage of lower interest rates than could be obtained from private financing sources.”

For full details about this item, please read:
<https://medium.com/@bhamcitycouncil/how-a-federal-grant-could-help-bring-historic-hotel-to-life-in-birmingham-ad4639cccc7f>

Next Steps: For more information, please contact the Office of the City Council at 205.254.2294

Refer to Council Agenda Item 15

For the Full Birmingham City Council Agenda click [here!](#)

Announcements and Reminders

Wednesday, February 21, 2018

9:00 a.m. – Park Board Meeting – Maxine Herring Parker Boardroom @ Legion Field, 400 Graymont Avenue West

Thursday, February 22, 2018

6:30 p.m. – District 5 Town Hall Meeting “A Symphony of Service” – Forum Auditorium, Birmingham Jefferson Convention Complex, 2100 Richard Arrington Jr Boulevard North – Councilor Darrell O’Quinn, District 5

Friday, February 23, 2018

2:00 p.m. – MAX Transit–Birmingham Jefferson County Transit Authority Grand Opening Ceremony, 1735 Morris Avenue

Monday, February 26, 2018

3:30 p.m. – Joint Budget and Finance Committee and Special Called Committee of the Whole Meeting – Conference Rooms “D & E”

Tuesday, February 27, 2018

9:00 a.m. – Pre-Council Meeting – City Council Chambers; 9:30 a.m. – Council Meeting – City Council Chambers

2:00 p.m. – Joint Administration/Education Committee and Special Called Committee of the Whole Meeting – Conference Rooms “D & E”

3:00 p.m. – Joint Economic Development Committee and Special Called Committee of the Whole Meeting – Conference Rooms “D & E”

Wednesday, February 28, 2018

3:30 p.m. – Committee of the Whole Meeting – Conference Rooms “D & E”

Friday, March 2, 2018

3:00 p.m. – Joint Governmental Affairs and Public Information Committee and Special Called Committee of the Whole Meeting – Conference Rooms “D & E”

Decorum - Any person making profane, slanderous, or inflammatory remarks will be barred from the audience of the city council. (City Code s 2-2-12)

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