

FY 2011 One-Year Action Plan Community Development Block Grant (CDBG) Program



City of New Albany, IN



FINAL - May 20, 2011

Community Development Block Grant Program One-Year Action Plan:

Fiscal Year 2011

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CPMP Project and Summary & Housing Tables :

- PY 2011 Action Plan Project Tables
- Summary of Specific Annual Objectives
- Table 3B: Annual Housing Completion Goals
- Housing Needs Table
- Housing Market Analysis
- Continuum of Care Homeless Population and Subpopulations Chart
- Non-Homeless Special Needs including HOPWA
- Housing and Community Development Activities

Attachments:

- Letters/Requests
- Public Hearing Minutes



2011 Program Year
One-Year Action Plan

Executive Summary

The Executive Summary is required. Please provide your Executive Summary that should include objectives and outcomes identified in the plan, and an evaluation of past performance. 91.220(b)

PY 2011 Executive Summary:

The City's overall program objectives reflect the CDBG national objectives, which are to:

- Primarily benefit persons of low- to moderate-income or low mod areas
- Prevent/eliminate slums or blight
- Meet community development needs having a particular urgency

The 2011 Action Plan has an emphasis on neighborhood stabilization, addressing housing and homeless needs particularly in light of the impact of the recent recession on employment, pedestrian linkages to improve walkability and access to jobs, and enhancement and enrichment programs to benefit residents of the target area.

Neighborhood stabilization and reinvestment is an important priority, particularly in the S. Ellen Jones neighborhood (aka as "Midtown") and the Rear Market/Loop Island area. A key to the neighborhood stabilization effort is the \$6.7 million Neighborhood Stabilization Program (NSP) which is now underway in the S. Ellen Jones/Midtown neighborhood boosting the local economy by creating jobs and ultimately providing additional affordable housing in the area.

The New Albany Housing Authority currently has 100% occupancy with a waiting list of approximately 300. The Housing Authority supported the study the City proposed in the FY10-14 Consolidated Plan and has submitted an application for a Choice Neighborhoods Planning Grant to reduce densities in the public housing complexes. The Redevelopment Commission authorized \$35,000, for the next two years of its CDBG planning funds if awarded. That grant was not awarded however; the NAHA appears committed to move forward with the project. In addition, the Housing Authority may be able to expand the Section 8 voucher program and support transition of people from public housing to other housing through HOME and tax credit programs.

The City is investing in concentrated code enforcement to address the various issues associated with having one of the oldest housing stocks in the State coupled with movement of homeowners to the suburbs. This effort has begun to improve all neighborhoods and supports the efforts associated with the Neighborhood Stabilization Program.

Linden Meadows was an ambitious program to create affordable housing in the City. It involved the relocation of 17 houses donated by Floyd Memorial Hospital acquired as part of its expansion. The program was administered by the Community Housing Development Corporation (CHDO) in New Albany but unfortunately has been put on hold due to legal and financial issues. The City intends to use CDBG funds to leverage private investment to complete this program. A deal with the developer is pending. If the funds are not needed, they will be used for Public Facilities projects. At this time, the City fully

expects Linden Meadows to be underway during PY 2011.

The Ohio River Greenway (ORG) is a major project that will provide recreational and pedestrian/bicycle linkages to people in the CDBG Target Area. In addition to creating linkages for residents of low-mod areas to employment, shopping, medical, and other destinations, the Greenway will make the City more attractive in terms of quality of life, which has been shown in many communities to result in investment, residential growth, and jobs. A second phase of the ORG is currently being constructed and should be completed during PY 2011. A third and final phase is being designed and should be let for construction during PY2011. No CDBG funds have been or are intended to be utilized for the ORG at this time.

There are a number of organizations – Step Ahead, Southern Indiana Housing Initiative, The Salvation Army, Haven House Services, Interfaith, NA-FC Parks & Recreation and others that offer programming to support residents of the CDBG Target Area. Every opportunity is made to coordinate with and leverage resources with these agencies. The SIHI completed an Environmental Scan: Homelessness in Clark and Floyd Counties in Southern Indiana two years ago. This report will form the basis for the region’s actions to reduce/eliminate homelessness in the next several years.

Finally, several elementary schools closed in the City in 2010 – Silver Street, the Children’s Academy of New Albany, and Pineview. The County has purchased Pineview but the other locations need to be examined to determine how reuse can benefit the neighborhoods.

The FY2011 Plan includes projects in the areas of Housing, Public Facilities, Public Services, and Planning to address these issues. Through this Plan, the City anticipates improvements in housing stock (including the availability of affordable housing stock) and housing conditions in the Target Area, overall neighborhood improvement, and increased walkability and livability.

The City has had a very active and successful CDBG program for many years, beginning in 1975 when the City first received a CDBG grant competing state-wide for “small cities” funding prior to becoming, an Entitlement City, and through today. Since then, the City has received and invested in the community over \$17 million for projects encompassing affordable housing, sidewalks, drainage, streets, parks, community centers and enrichment programs have been constructed and/or implemented.

One factor that should be noted is that the real value of funds available for the City continues to decline significantly as shown on the chart below (Adjusted for inflation using the CPI - 2009 purchasing power).

Year	CPI	Nominal Value (not adjusted for inflation)	Real Value (Adjusted for inflation)*
1975	53.825	\$149,000	\$593,921
1984	103.933	\$750,000	\$1,548,221
1994	148.225	\$965,000	\$1,396,794
2009	214.549	\$731,972	\$731,972

As can be seen in the table, the first year the City became an entitlement community was the highest in terms of real value of dollars received. Today, the real value of funds is half what was available to the community in 1984.

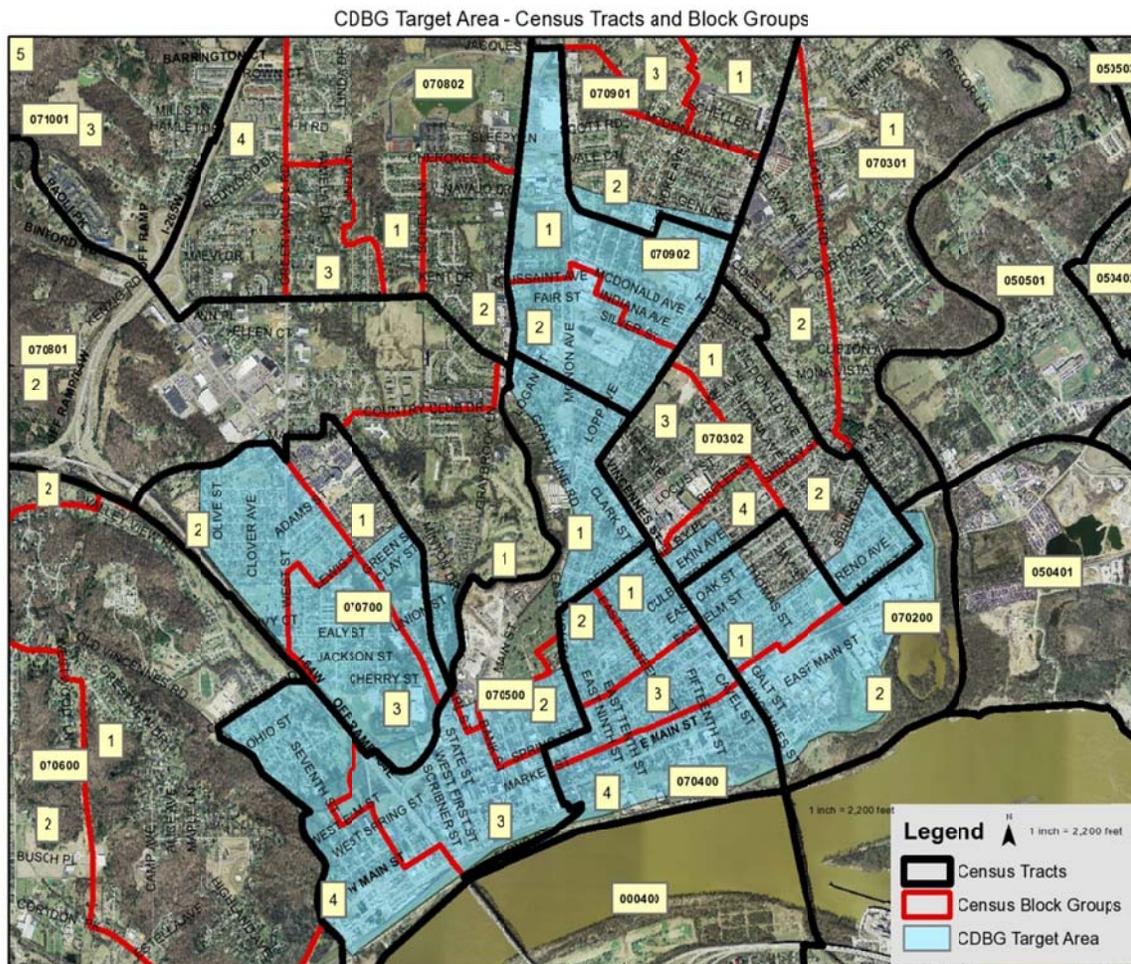
Action Plan Required Elements:

Geographic Distribution/Allocation Priorities:

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. 91.220(f)

PY 2011 Action Plan Geographic Distribution/Allocation Priorities # 1 response:

The geographic area that comprises the CDBG Target Areas for the City of New Albany is comparatively small, totaling less than four square miles of the City's 14.5 square miles. Substantial portions of the CDBG Target Area are within the floodway of the Ohio River or the floodways of various city creeks and streams and are, therefore, generally unsuitable for any dense type of development. The CDBG Target Area is the oldest part of the City of New Albany and represents the greatest housing density in the city. The area is characterized by very old housing stock (most built before World War II), and the greatest infrastructure needs (in terms of reinvestment). The CDBG Target Area is also the primary location of most of the City's minority population.



2. *Describe the reasons for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year and the rationale for assigning the priorities. 91.215(a)(1): Required in Strategic Plan*

PY 2011 Action Plan Geographic Distribution/Allocation Priorities # 2 response:

The overall size of the CDBG Target area means that virtually no allocation is more than two or three miles distant from any other point in the Target Area. Although there are distinct neighborhoods in the Target Area, the area is so small relative to the City as a whole that the benefits of allocation are shared by the majority of CDBG Target Area residents/businesses. Neighborhood stabilization and reinvestment is an important priority, particularly in support of the Neighborhood Stabilization Program (NSP) in the S. Ellen Jones neighborhood and the Rear Market/Loop Island area. A key to the neighborhood stabilization effort is the \$6.7 million which is now underway in the S. Ellen Jones/Midtown neighborhood. The plan includes projects that will leverage those funds to the betterment of the entire Target Area. In the Griffin Street neighborhood, the City has identified funds to complete the Linden Meadows project.

3. *Describe the actions that will take place during the next year to address obstacles to meeting underserved needs. 91.220(d) and 91.220(k)*

PY 2011 Action Plan Geographic Distribution/Allocation Priorities # 3 response:

The Redevelopment Commission intends to focus on: providing support to enhance the efforts of the NSP, Concentrated Code Enforcement throughout the Target Area, housing rehabilitation and other investment in the S. Ellen Jones/Midtown and Rear Market areas, development of affordable senior housing in the Tannery Commons project, completion of the Linden Meadows project, continued enrichment programming, and several planning efforts to address barriers and issues in the CDBG Target Area.

Sources of Funds:

4. *Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan to include grant funds and program income. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan. 91.220(c)(1) and 91.220(c)(2)*

PY 2011 Action Plan Sources of Funds # 4 response:

While undetermined at this time the City of New Albany reduced its expected entitlement by 16.5% to receive \$660,814 in CDBG funds for this annual plan, \$8,000 in program income, and \$966,500 in carryover from the prior year entitlement for a total program of \$1,635,314. The City received a \$6.7 million Neighborhood Stabilization Program (NSP) grant from ICHDA which is currently funding demolition, rehabilitation and new construction in the S. Ellen Jones/Midtown neighborhood. The City promotes housing tax credit projects and investments, not-for-profit investments, and historic tax credits.

A new senior housing complex has been awarded low-income housing tax credits in the amount of \$456,994 to rehabilitate the old Moser Tannery (Tannery Commons). The developer also has secured \$279,000 of HOME funds to complete the 30 unit \$4,516,073 project.

Another low-income tax credit project that has been applied for is the Summit Springs complex to be located at the northwest quadrant of I-265 and State Street. This 120-unit, family-style new construction development is estimated to cost \$16,742,370. It has been placed on the waiting list for LIHTC funding by IHCDA. Once awarded funding and constructed, Summit Springs should help address the backlog on the waiting list of the New Albany Housing Authority.

The McKinney-Vento Act funds transitional housing programs through service providers including Salvation Army, St. Elizabeth's, LifeSpring and Center for Women & Families. The program is meant to serve the homeless with housing and a variety of supportive services including case management, assistance with medications, childcare, groceries, etc. The New Albany Housing Authority pursues Section 8 with an allocated 408 Vouchers estimated at \$2.1 million.

5. If the jurisdiction plans to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds it plans to dedicate to target area(s). 91.220(f)

PY 2011 Action Plan Sources of Funds # 5 response:

100% of the funds will be dedicated to the CDBG Target Area or areas where improvements to that area will directly improve the CDBG Target Area. The boundaries of the CDBG target area are shown on the map that follows.



6. Explain how federal funds will leverage resources from private and non-federal public sources.
 91.220(c)(2)

PY 2011 Action Plan Sources of Funds # 6 response:

The federal funds used by the City will leverage private and non-federal public and non-profit funds as a result of projects such as Linden Meadows, Tannery Commons, the City's support of the NSP, and other partnerships created during the program year.

7. *Provide a description of how matching requirements of HUD's programs will be satisfied.* 91.220(c)(2)

PY 2011 Action Plan Sources of Funds # 7 response:

No matching requirements are applicable at this time.

8. *If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.* 91.220(c)(2)

PY 2011 Action Plan Sources of Funds # 8 response:

The City of New Albany through the Redevelopment Commission and the Board of Public Works and Safety owned three houses (607 E. 8th Street, 313 E. 14th Street and 716 11th Street), that were donated to the NSP project for rehab by the Developer, New Directions.

Redevelopment Commission also has ownership of a CDBG rehab foreclosure at 2231 McLean Avenue. This house has been offered for sale to the public per the Indiana Code and federal regulations but has not received an offer to date.

Managing the Process

9. *Identify the significant aspects of the process, by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.* 91.220(k)

PY 2011 Action Plan Managing the Process # 9 response:

The New Albany Redevelopment Commission is the department of City government in charge of the development and implementation of the CDBG FY2011 One-year Action Plan. Other entities that assisted in the planning process include New Directions Housing Corporation, Inc.; the Floyd County Step Ahead Council (Youth Services Coalition), and the New Albany–Floyd County Parks Department, Harrison Education & Literacy Program, Southern Regional Office of Indiana Landmarks, Interfaith Community Council, Develop New Albany, Uptown Neighborhood Association, and the Floyd County Sheriff's Department. The planning process included following:

- Distribution of the Plan to social service agencies, housing agencies, neighborhood associations, and others to gather input.
- Public information meeting.
- Publication of Citizens Plan dates and One-Year Action Plan.
- Two public hearings.

10. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.* 91.220(k)

PY 2011 Action Plan Managing the Process # 10 response:

In 2011, the City intends to work closely with New Directions Housing Corporation as part of the NSP, and work with the Housing Authority of New Albany to address public housing concerns. Staff continues to be involved with the Metropolitan Housing Coalition (MHC), Southern Indiana Housing Initiative

(SIHI), New Albany Housing Authority (NAHA), which are all organizations representing public and not-for-profit housing providers throughout the Southern Indiana and the Louisville Metro region. The New Directions Housing Corporation will administer the Emergency Repair and Repair Affair Programs. New Directions acts as a developer for the City in regards to the NSP housing rehabs and new construction. The City staff consults with the Historic Preservation Commission to preserve historic homes and structures in New Albany including the shotgun homes built in the 1930's that have deteriorated or been remolded and lost their shotgun heritage. SIHI is an organization that networks and provides outreach to the public and private sector of housing, health, faith based and social service providers. SIHI has increased membership of local housing, faith based and social service agencies in the last several years. The NAHA holds monthly resident information meetings where residents can attend and keep in touch with management and services provided (i.e, life skill workshops, youth enrichment programs, etc.).

Outside organizations and public agencies will assist the Redevelopment Department in implementing specific activities identified in the Plan. Social service agencies include Our Place Drug & Alcohol and Floyd County Youth Services that will counsel and teach youth methods of how to deal with high risk situations. YMCA of Southern Indiana will provide after school childcare services with youth enrichment activities. The New Albany-Floyd County Parks & Recreation Department will provide youth enrichment and educational programs.

Citizen Participation

11. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated annual plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided. 91.220(b)

PY 2011 Action Plan Citizen Participation # 11 response:

The Redevelopment Commission followed the citizen participation process as outlined at 91.200(b) and as governed by Indiana statute (for public meetings and hearings). The Commission conducted one public information meeting and two public hearings to seek input from those living and working in the CDBG Target Area as well as citizens in general and to consider their input in the development of the plan. The Plan and schedule of important dates were both published in the Tribune and distributed to the following and posted on the City's website at www.cityofnewalbany.com:

Public Schools:

Fairmont Elementary School
Children's Academy of New Albany
Scribner Junior High School

S. Ellen Jones Elementary School
Green Valley Elementary School
Hazelwood Junior High School
New Albany High School

Public Buildings:

Griffin Street Recreation Center
NA-FC Floyd County Public Library

Boys & Girls Club -Ekin Avenue
City-County Bldg. Lobby & 3rd Floor

Public Housing Authority Properties:

Main Office -300 Erni Avenue

Other Locations:

Brown Starks Neighborhood Place, 1100 Bono Road
Rauch - Fairmont Co-Location Center, 2001 Abbie Dell Avenue
Interfaith Community Council, 702 East Market Street
Hispanic Ministries, 720 East Elm Street

Tuesday, February 8, 2011, 2:30 p.m.

NARC will authorize the Citizens Participation Plan key dates for publication in the Tribune on Sunday, February 13, 2011.

Wednesday February 23, 2011, 7:00 p.m.

NARC shall conduct a Public Information Meeting concerning the nature of the Community Development Block Grant program; eligible and ineligible activities; and program areas, in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Tuesday, March 8, 2011, 2:30 p.m. and 7:00 p.m.

NARC meeting to conduct two Public Hearings to accept input into the development of the FY2011 One-Year Action Plan in Room 331, Assembly Room, and the County Commissioner's Room respectively, City-County Building, New Albany.

Sunday, March 13, 2011

Publish in Tribune the DRAFT FY2011 One-Year Action Plan.

Monday, March 14, 2011 through Tuesday, April 12, 2011

Thirty-day comment period commences and concludes.

Tuesday, April 12, 2011, 2:30 p.m.

NARC will ADOPT the Final FY2011 One-Year Action Plan.

Thursday, April 21, 2011, 7:30 p.m.

New Albany Common Council will adopt a Resolution formally approving the FY2011 One-Year Action Plan.

12. Provide a summary of efforts made to broaden public participation in the development of the consolidated annual plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities. 91.220.

PY 2011 Action Plan Citizen Participation # 12 response:

The proposed plan activities were prominently printed in a display advertisement rather than a legal ad (which many people do not read) in the local newspaper. In addition, distribution with information

about the public meeting and the planning process to agencies and organizations that provides services to minorities and people with disabilities.

13. *Provide a summary of citizen comments or views on the plan. 91.220(b)*

PY 2011 Action Plan Citizen Participation # 13 response:

The citizen comments were specific to requests made for several youth programs including a recidivism program and a front porch improvement program. These requests are included as an attachment.

14. *Provide a written explanation of comments or views not accepted and the reasons why these comments or views were not accepted. 91.220(b)*

PY 2011 Action Plan Citizen Participation # 14 response:

There were no comments that were not accepted as input into the 2011 Action Plan.

Institutional Structure

15. *Describe the actions that will take place during the next year to develop institutional structure. 91.220(k)*

PY 2011 Action Plan Institutional Structure # 15 response:

The Redevelopment Commission will be the primary agency responsible for the implementation of the FY 2011 Action Plan. The Commission will be assisted by the various departments, boards, and commissions of the City. Private industry will be used for design and construction of infrastructure and housing rehabilitation services.

The Commission will continue to foster partnerships with organizations both for-profit, not-for-profit, and government to expand the supply of safe, sound, and affordable housing and benefit the community. The not-for-profit sector will also be involved in the delivery of services to youth, and in housing rehabilitation.

Through the institutional structure provided above, the Department of Redevelopment will manage several important development projects in the CDBG target area, including the Neighborhood Stabilization Program (NSP), the Tannery Commons senior housing development, and the Linden Meadows project. Private industry will be used for professional services such as design, engineering, feasibility studies, and plans through the process of Request for Proposals, Request for Qualifications, bids and quotes. Other private industry will assist with home financing for first-time homebuyers. Experienced housing agencies will administer the rehabilitation programs.

Monitoring

16. *Describe the actions to be taken that will take place during the next year to monitor their performance in meeting goals and objectives set forth in your Consolidated Plan. 91.230*

PY 2011 Action Plan Institutional Structure # 16 response:

The City of New Albany implements the majority of the projects and activities through the Redevelopment Department's professional staff. Other projects (Emergency Repair Program, Repair Affair, Youth Programs, First-time Homebuyer Education and the Recidivism Program) will be implemented through subrecipient agreements. A Subrecipient Agreement is executed with each agency. The Department of Redevelopment executes a Memorandum of Agreement with the NA-FC Parks Department (unit of local government) that mirrors the Subrecipient Agreement, which essentially holds the Parks Department to the same standard.

The Subrecipient Agreements require quarterly reports to be produced in order to ensure compliance and timeliness of spending throughout the program year. Staff will perform on-site monitoring and use a risk analysis detailed in the Policies and Procedures Manual also using "A Guidebook for Grantees on Subrecipient Oversight" and the HUD Monitoring worksheets for the CDBG entitlement program.

In addition, programmatic eligibility and financial monitoring is performed with each draw request before funds are released. All costs must be determined to be eligible under the agreement and federal guidelines prior to release of funds. Letters are sent to the subrecipient if a cost is determined ineligible and/or the budgeted amounts are not drawn down in a timely manner.

All public facility projects receive routine onsite inspections by the engineer/architect and/or the Redevelopment staff. Certified payrolls are reviewed weekly in accordance with the applicable wage determination.

Public Service programs receive routine technical assistance throughout the program year and are monitored in accordance with our Policies and Procedures Manual.

17. Describe the steps/actions to be taken during the next year to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.

PY 2011 Action Plan Institutional Structure # 17 response:

The Redevelopment Commission staff monitors the ongoing progress of the CDBG program throughout the program year and experienced staff ensures compliance with all program expenditures.

The Department of Redevelopment will conduct a training work session for all subrecipients at the beginning of each program year and provide technical assistance when necessary to ensure that all federal, state and local requirements are met.

The Redevelopment Department prepares a Spend-down Worksheet updated monthly after each draw, to ensure that timeliness is met. Regular staff meetings update all staff on the progress of the spend-down and compliance issues.

18. Describe the steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections they plan to undertake during the program year. 91.230

PY 2011 Action Plan Institutional Structure # 18 response:

The Building Commissioner and the Concentrated Code Enforcement Officer work to ensure that State and local housing and building codes are complied with on all CDBG and other projects. The optional relocation funds are expected to offset any financial burden for displaced residents while repairs and improvements are made to properties not in compliance with these codes. The Direct Down Payment Assistance Program requires that an inspection be completed before the purchase of the house. At the time of assistance the client may be directed to the Emergency Repair Program or request seller to complete repairs.



The City's plan for FY 2011 period includes an emphasis on code enforcement.

19. Describe the actions to be taken to monitor subrecipients (including sponsors or administering agents) during the next program year. This includes the monitoring of all programs, CDBG, HOME, ESG, or HOPWA, as applicable. 91.230

PY 2011 Action Plan Institutional Structure # 19 response:

The Subrecipient Agreements require quarterly reports to be produced in order to ensure compliance throughout the program year. Staff will perform on-site monitoring of each Subrecipient's program annually until such time a subrecipient has implemented the program for three years without incident and in accordance with Redevelopment's Policies and Procedures Manual. After three years a risk analysis will be performed annually to determine if the subrecipient continues to require an annual on-site monitoring. The onsite monitoring visit is conducted using "A Guidebook for Grantees on Subrecipient Oversight" and HUD's Management of Monitoring Activities Exhibits).

In addition, programmatic eligibility and financial monitoring is performed with each draw request before funds are released. All costs must be determined to be eligible under the agreement and federal guidelines prior to release of funds. Letters are sent to the subrecipient if a cost is determined ineligible and/or the budgeted amounts are not drawn down in a timely manner.

Description of Activities

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

20. *Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan. This description of activities shall estimate the number and type of families that will benefit from the proposed activities, the specific local objectives and priority needs (identified in accordance with Sec. 91.215) that will be addressed by the activities using formula grant funds and program income the jurisdiction expects to receive during the program year, proposed accomplishments, and a target date for completion of the activity. 91.220(d)*

(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

PY 2011 Action Plan Description of Activities # 20 response:

The project worksheets are attached. They can be found in this document in Appendix B.

Summary of Specific Annual Objectives and Outcome Measures

**If not using the CPMP Tool: Complete and submit Table 2C and Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

21. *Provide a summary of specific objectives that will be addressed during the program year. 91.220(c)(3)*

(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

PY 2011 Action Plan Summary of Specific Annual Objectives and Outcome Measures

21 response:

The Summary of Specific Annual Objectives worksheets are attached.

22. *Describe the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives during the program year. 91.220(c)(1)*

(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

PY 2011 Action Plan Summary of Specific Annual Objectives and Outcome Measures

22 response:

The Summary of Specific Annual Objectives worksheets are attached.

23. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability). 91.220(e)

(Use of the Summaries Table or Table 2C/Table 3A will be sufficient. No additional narrative is required.)

The project worksheets are attached. They can be found in this document in Appendix A.

PY 2011 Action Plan Summary of Specific Annual Objectives and Outcome Measures

23 response:

The Summary of Specific Annual Objectives worksheets are attached.

HOUSING

Annual Affordable Housing Goals (91.220(g))

****If not using the CPMP Tool:*** Complete and submit Table 3B Annual Housing Completion Goals.

****If using the CPMP Tool:*** Complete and submit the Table 3B Annual Housing Completion Goals.

24. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. 91.220(g)

PY 2011 Action Plan Affordable Housing Goals # 24 response:

The City recognizes the need for continuing to expand the supply for affordable housing. The City's goals for PY 2011 are to continue its ongoing concentrated code enforcement and rehabilitation programs, direct down payment assistance to first-time homebuyers and provide support to the NSP, and complete the Linden Meadows project. The remaining houses in Linden Meadows are vacant and now dilapidated. The current plan is to demolish most of the structures and rebuild new single-family detached houses. IHEDA intends to provide \$1,000,000 in HOME funds to help fund the construction of the new houses. A deal with a developer is pending.

Needs of Public Housing

25. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership. 91.220(h)

PY 2011 Action Plan Needs of Public Housing # 25 response:

The City will engage in coordination with the NAHA to communicate with public housing residents and make them more aware of available programs such as First-Time Home Buyers and Direct Down

Payment Assistance. The CDBG Program has provided at least two NAHA former residents down payment assistance this past fiscal year. NAHA has an open microphone at all board meetings available to residents and the general public for comment. This has proven the most effective way of getting valid resident input into management. NAHA also has public meetings prior to any major development affecting a particular facility. The NAHA has applied for a Choice Neighborhoods Planning Grant (that was not awarded).

26. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year. 91.220(h)

PY 2011 Action Plan Needs of Public Housing # 26 response:

The NAHA is not designated troubled.



Riverview Towers – NAHA Downtown Senior Housing

Antipoverty Strategy

27. Briefly describe the actions that will take place during the next year to reduce the number of poverty level families. (as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control. 91.220(k)

PY 2011 Action Plan Antipoverty Strategy # 27 response:

The City works closely with local social service agencies, the NAHA, and other appropriate institutions to address poverty issues. The City also has an ongoing economic development program to create jobs with good living wages. The City also is considering plans to remove barriers to access to good living wage jobs with pedestrian connectivity and a study to create a public transportation service.

The NAHA has an Anti-Poverty Strategy that focuses on working with residents to address anti-poverty issues. NAHA has three full time case managers who work with approximately 100 residents living in public housing. NAHA has contributed more than \$200,000 to escrow accounts for residents that can be used for education, training, entrepreneurial activities, purchase of reliable transportation or home ownership. NAHA is the recipient of a 3-year \$350,000 grant to assist NAHA youth ages 2 to 22 years to

achieve self sufficiency.

Barriers to Affordable Housing

28. Describe the actions it plans to take during the next year to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing. Such policies, procedures and processes include, but are not limited to, 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)

PY 2011 Action Plan Barriers to Affordable Housing # 28 response:

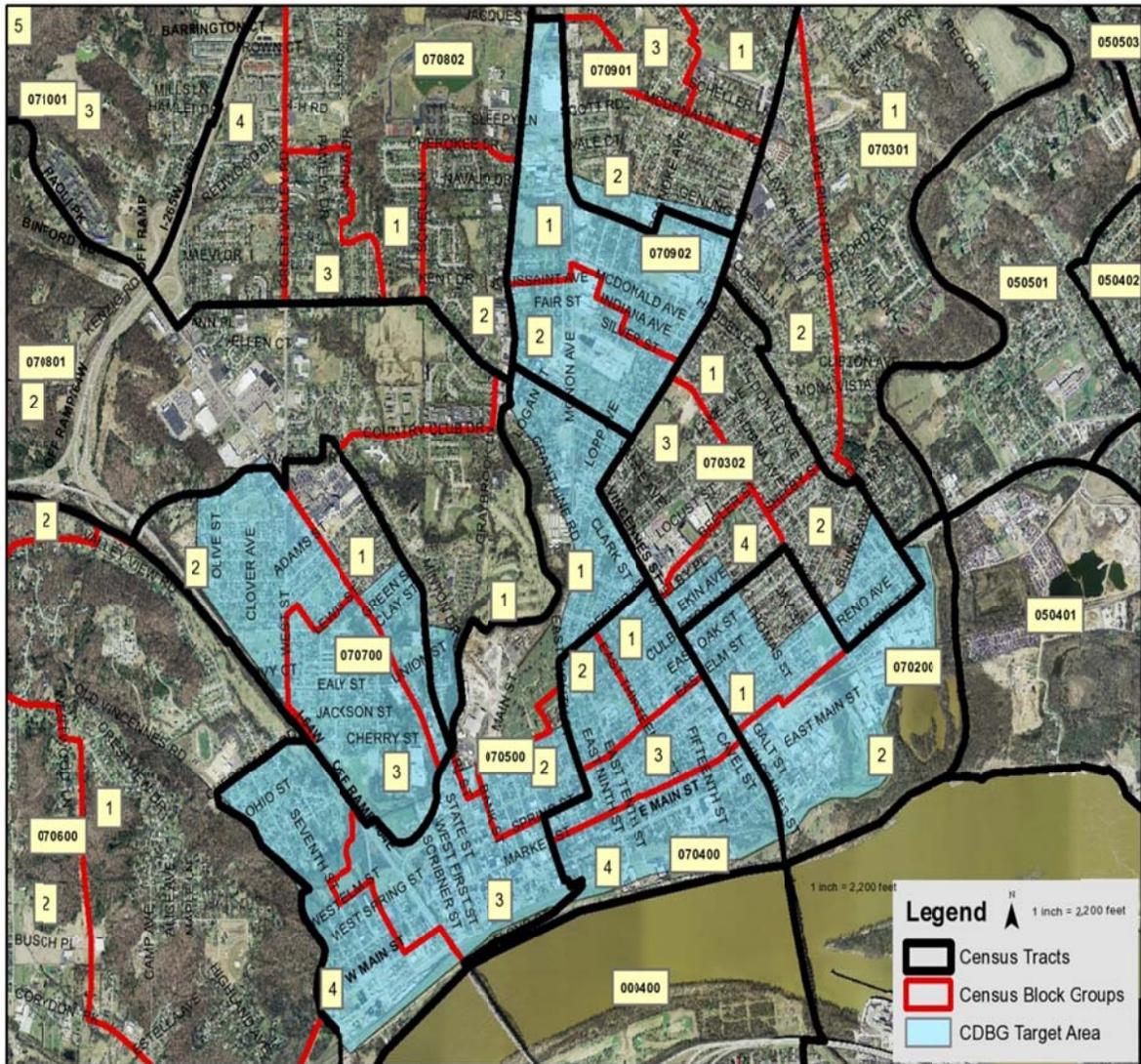
The City has in place policies that support the development of affordable housing. For example, the City has established fee-waivers for not-for-profit affordable housing developers so that sewer tap fees and building/zoning fees are typically waived, as long as the development meets affordability requirements. Generally, land use and zoning controls has not been a barrier to the development of affordable housing. Indeed, the City's Comprehensive Plan calls for the preservation of affordable housing where it currently exists and the development of additional affordable housing throughout the planning jurisdiction. The City's Board of Zoning Appeals has supported the development of affordable housing by granting variances or exceptions to zoning requirements in cases where affordable housing was planned. The fact that the New Albany Community Housing Development Organization is no longer active is a loss in terms of community energy to develop affordable housing. However, the City is committed to completing the Linden Meadows project and will commit CDBG funds over the course of the plan to support that effort.

Another barrier is lack of affordable housing. The Housing Authority reports 100% occupancy with a waiting list in the 100's. The recession and unemployment have put many people beyond buying a house and in some circumstances not being able to make monthly rent payments. Because of this, the Redevelopment Commission intends to focus its resources on programs and/or activities that would provide the greatest leverage in either private funds brought to an activity or as a result of CDBG participation in the construction of public facilities as a spur to private redevelopment activities.

The map below shows the census tracts that comprise the CDBG target area. These are: 070700, 070500, 070400, 070200, and 070902. Portions of the target area also fall into 070302 and 070901.

CDBG Target Area Census Tracts

CDBG Target Area - Census Tracts and Block Groups



29. Describe the actions that will take place during the next year to foster and maintain affordable housing. 91.220(k)

PY 2011 Action Plan Barriers to Affordable Housing # 29 response:

Concentrated code enforcement, continued NSP support, completion of Linden Meadows, and the City's housing projects will enable the City to foster and maintain affordable housing.

The Redevelopment Commission has placed its priority on projects that support neighborhood stabilization in the CDBG Target Area (particularly in the S. Ellen Jones/Midtown and Rear Market/Loop Island areas) and leverage the NSP grant received by the City; projects that promote affordable housing (Linden Meadows), and enrichment programming for the youth in the CDBG Target Area.

Lead-based Paint

30. *Describe actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families. 91.220(k)*

PY 2011 Action Plan Lead-based Paint # 30 response:

The Redevelopment Commission is committed to addressing lead-based paint hazards in New Albany's very old housing stock. Through the Concentrated Code Enforcement, NSP, dilapidated housing/structure clearance, and acquisition programs the Commission and staff will contribute to reducing the number of structures with lead-based paint.

The Redevelopment Commission has a multi-faceted approach to reducing hazards associated with Lead-based Paint. The Commission's Subrecipient distributes educational materials about lead-based paint hazards with all potential rehabilitation clients as well ensures that first-time home-buyers receiving assistance are provided that material through their lending agent or through the Department of Redevelopment. The second component of the City's evaluation and reduction policy is to test families that may be at high risk of lead exposure (particularly children) for EBLs. The final component is the abatement of lead-based paint hazards from dwellings during rehabilitation.

Lead risk assessments were performed at 19 rehab projects funded through the City's Neighborhood Stabilization Program identifying all lead hazards. Each property is under contract with a certified lead abatement contractor. Nine properties have been completed.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

31. Homeless Prevention 91.220(i)

- a. *Describe activities it plans to undertake during the next year to address emergency shelter and transitional housing needs of homeless individuals and families (including subpopulations).*

PY 2011 Action Plan Homeless Prevention Elements # 31a response:

The City coordinates efforts to address homeless issues through its membership in the Southern Indiana Housing Initiative (SIHI) and is engaged in discussions with Family Scholar House and The Healing Place to locate their programs and facilities in New Albany or elsewhere in Southern Indiana. The City's Optional Relocation Program provides a deposit and one month's rent for those displaced due to code enforcement. A signed a MOA with the Township Trustee is meant to provide a week of emergency shelter at a local motel for those displaced when needed. The following emergency shelter and transitional beds will be available in the area:

EMERGENCY BEDS AS OF SPRING 2011:

Haven House Services Inc. – Emergency Shelter with 30 Family Beds and 30 Individual Beds

Heart House: Emergency Shelter with 6 Family Beds and 60 Individual Beds

TRANSITIONAL HOUSING

LifeSpring Mental Health 41 individual beds

The Salvation Army has 25 family beds

Center for Women and Families has 10 family beds

St. Elizabeth Regional Maternity Center has 14 family beds

- b. Detail their plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness, and to address the special needs of persons who are not homeless identified in accordance with 91.215(e).*

PY 2011 Action Plan Homeless Prevention Elements # 31b response:

The City will support the SIHI in its efforts to address homelessness and invest in projects and programs that increase the supply of affordable housing to address the specific needs of persons who are not homeless.

- 32. Describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless. Specifically, did the grantee explain how it intends to prevent low-income individuals and families with children (especially those with incomes below 30 percent of median) from becoming homeless and to help homeless persons make the transition to permanent housing and independent living. 91.220(i)*

PY 2011 Action Plan Homeless Prevention Elements # 32 response:

The City will support the SIHI in its efforts to address homelessness and invest in projects and programs that increase the supply of affordable housing to address the specific needs of persons who are not homeless. This year's plan includes housing activities that minimize the risk of homelessness for families by assisting with housing repairs and minor rehabs that a homeowner might not otherwise be able to afford. These repairs (furnace, electrical, roof, etc.) allow families to stay in their homes by maintaining the house. The NAHA has adopted income exclusion policies allowing residents to keep a larger portion of their earnings and is providing a variety of supportive services to their residents to limit the risk of homelessness.

- 33. Discharge Coordination Policy — Does the jurisdiction certify that it has established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. 91.225(c)(10)*

PY 2011 Action Plan Homeless Prevention Elements # 33 response:

There is not currently a discharge coordination policy. The City will research this issue with the appropriate organizations.

Emergency Shelter Grants (ESG)

34. *If applicable, describe how the ESG matching requirements will be met. 91.220(c)(2)*

PY 2011 Action Plan ESG # 34 response:

Not applicable.

Non-homeless Special Needs (91.220 (c) and (e))

**If not using the CPMP Tool: Complete and submit Table 1B.*

**If using the CPMP Tool: Complete and submit Needs Table/Non-Homeless Needs.*

35. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan. 91.220(c)(3)*

PY 2011 Action Plan Non-homeless Needs # 35 response:

The City's priority is to increase the supply of affordable housing in the program year through concentrated code enforcement, minor housing rehabilitation, and completion of 31 SE Jones/Midtown (NSP) rehabbed and/or newly constructed houses.

36. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan. 91.220(c)(1) and 91.220(c)(2)*

PY 2011 Action Plan Non-homeless Needs # 36 response:

The City will use its CDBG entitlement, program income and reallocated (carry-over) funds to address the needs identified in this plan and to leverage other public, private, and non-profit funds to be invested in the CDBG Target Area. The NSP \$6.7 million is being used for the rehabilitation and new construction of 31 affordable housing units and a public facility that should be completed in the program year. The Repair Affair housing activity assists the elderly with repairs that might otherwise hinder the resident's mobility in their own home. The City continues to encourage private sector agencies to study the special needs of individuals and families in the jurisdiction.

The Housing Authority supports the City's proposal to study the configuration of units in the Parkview/Broadmeade Terrace area and has submitted an application for a Choice Neighborhoods Planning Grant. NAHA currently has 33 ADA accessible units and is constructing the following to meet the minimum number for Section 504 units:

- 3-1 bedroom
- 10-2 bedroom
- 8-3 bedroom
- 3- 4 bedroom

In addition the NAHA has undertaken improvements to the offices, community rooms and laundry facilities to become ADA compliant for residents and the community at large.

COMMUNITY DEVELOPMENT

Community Development Block Grant

**If not using the CPMP Tool: Complete and submit Table 2B, Table 1C Summary of Specific Objectives.*

**If using the CPMP Tool: Complete and submit the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries.xls*

37. *Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income in sufficient detail, including location, to allow for citizens to determine the degree to which they are affected (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified as a contingency for cost overruns). 91.220(l)(1)(i) and 91.220(l)(1)(iv)*

PY 2011 Action Plan CDBG # 37 response:

The City has identified \$1,635,314 for FY 2011 activities. Because of the relative small size of the Target Area all residents will benefit. There will be focus on the S. Ellen Jones/Midtown and Rear Market/Loop Island areas during this program year.

38. *Describe all CDBG resources expected to be received during the program year, including the following, in addition to the annual grant:*

- a. *Program income expected to be generated by and deposited to revolving loan funds. (Not required by regulation, good information to present in Action Plan)*

PY 2011 Action Plan CDBG # 38a response:

We currently receive no income from revolving loans.

- b. *Any program income that will have been received before the start of the next program year and that has not yet been programmed. 91.220(l)(1)(ii)(A)*

PY 2011 Action Plan CDBG # 38b response:

Not applicable.

- c. *Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan. 91.220(l)(1)(ii)(B)*

PY 2011 Action Plan CDBG # 38c response:

Not applicable.

- a. *Surplus funds from any urban renewal settlement. 91.220(l)(1)(ii)(C)*

PY 2011 Action Plan CDBG # 38d response:

Not applicable.

- d. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. 91.220(l)(1)(ii)(D)*

PY 2011 Action Plan CDBG # 38e response:

Not applicable.

39. *If a jurisdiction intends to carry out a new CDBG float-funded activity, does the plan include the following information: 91.220(l)(ii)(E)*

For the program income included in 1(b) above, the month(s) and year(s) in which the program income will be received; and which of the following options it will take for each float-funded activity to address the risk that the activity may fail to generate adequate program income:

- i. *amend or delete activities in the amount equal to any amount due from default or failure to produce sufficient income in a timely manner. (If this option is chosen, the action plan must include a description of the process it will use to select activities to be amended or deleted and how it will involve citizens in that process), OR*
- ii. *obtain an irrevocable line of credit from a commercial lender for the full amount of the float-funded activity. (If this option is chosen, information on the float-funded activity in the action plan must include the lender and the terms of the irrevocable line of credit), OR*
- iii. *agree to transfer general local government funds to the CDBG line of credit in the full amount of any default or shortfall within 30 days of the float-funded activity's failure to generate projected program income on schedule.*

PY 2011 Action Plan CDBG # 39 response:

Not applicable.

40. *Identify its priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs, public facilities, public improvements, public services and economic development. (Use of Table 2B or the Community Development Needs Table is sufficient, additional narrative is not required) 91.220(d)*

- a. *For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, did they provide a description of who may apply for the assistance, the process by which they expect to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.*

PY 2011 Action Plan CDBG # 40 response:

The City has identified sidewalks and pedestrian connections, NSP public facility support, and engineering for North Y improvements as priorities for non-housing community development needs in the program year.

41. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons. (Use of Table 2B or the Community Development Needs Table and Summaries Table is sufficient, additional narrative is not required) 91.215(f), Required in Strategic Plan.

PY 2011 Action Plan CDBG # 41 response:

The City is committed to youth enrichment programs and public infrastructure improvements as part of its CDBG program and overall has an economic development program to expand economic opportunities throughout the City including in the CDBG Target Area.

A barrier to meeting the needs of the community is the availability of frequent public transportation. The Transit Authority of River City (TARC) provides limited public bus service. There are two primary routes that provide service. Route 72 provides service approximately every 40 minutes from 5:30 a.m. to 8:30 a.m. and 3:30 p.m. to 6:30 p.m. and every 90 minutes during the rest of the day. It operates on Spring Street through downtown and along State Street. Route 22 operates throughout the day (weekdays only) on headways ranging from 60 minutes to 90 minutes and provides service along State Street and Grant Line Road to the New Albany Industrial Park and Indiana University Southeast (IUS). There is also limited (four trips per day) express service from IUS along Charlestown Road into Louisville on the Route 73. The lack of service, particularly in the middle of the day, impacts low income residents as they try to access services and jobs.

**The City is continuing to provide sidewalks and pedways to achieve a more walkable transportation network. Thoroughfare projects that include provision of sidewalks/pedways either under construction now or planned in 2011 include Daisy Lane, Grantline Road (McDonald-Mt. Tabor), the Ohio River Greenway Phase 2 & 3, and State Street (Green Valley-Cherry). The City continues to explore the feasibility of reactivating a streetcar line from Indiana University Southeast through the City's CDBG target area to Downtown New Albany.

The City will complete a \$300,000 project to provide/upgrade handicapped ramps in conjunction with recently resurfaced streets. New, compliant ramps will be constructed in 2011 as well.

See Community Development Needs Table.

42. An "urgent need" activity may be included in the action plan only if the jurisdiction certifies that the activity is designed to meet other community development needs having a particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community and other financial resources are not available. Did the jurisdiction certify the need for an urgent need activity in the action plan. 91.220(l)(1)(iii)

PY 2011 Action Plan CDBG # 42 response:

No.

HOME/ American Dream Down Payment Initiative (ADDI)

X NA

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Affirmative Further Fair Housing – Certifications (24 CFR 91.225)

Information pertaining to furthering Fair Housing is not included as a defined section in the CPMP Tool format. The following narrative explains the strategy and specific actions to be taken by the City of New Albany to further Fair Housing during the FY 2011 CDBG Program Year.

The City of New Albany completed and adopted its most recent Analysis of Impediments (AI) to Fair Housing Choice in June 2010. A copy of this document is available on the City's website at cityofnewalbany.com. For purposes of this Narrative, however, excerpts (in **bold type**) from a section of the report entitled "Part VI. Conclusions and Recommendations" are listed and annotated below:

- **The lack of affordable housing in some areas of the City. Recommendation: Use NSP (and other available resources) to leverage additional affordable housing.**
 - *The City has placed a high priority on projects that support neighborhood stabilization and promote fair housing by implementing a \$6.7 million grant with Neighborhood Stabilization Program funds received from IHCD. Thirty-one houses/properties have been acquired. Thirteen are currently being rehabilitated and/or newly constructed. This activity is further described on pages 4, 7, 10, 17 and 20. A marketing plan/strategy to further Fair Housing has been developed to guide the resale of NSP-assisted properties.*
 - *A senior housing complex (Tannery Commons) utilizing Low Income Housing Tax Credits and other resources from the Indiana Housing and Community Development Authority is being developed to provide 30 affordable housing units and another tax credit project (Summit Springs) which will also provide up to 120 affordable housing units. These activities are further described on pages 7, 8 and 9. A marketing plan/strategy to further Fair Housing will be developed to guide the leasing of the LIHTC-assisted units.*

- **The potential for resistance to development of affordable housing in some neighborhoods as evidenced in Linden Meadows. Recommendation: The City should continue its support of the completion of the Linden Meadows project.**
 - Negotiations regarding the *Linden Meadows Project* between the City, PNC and IHCD are ongoing and nearing a resolution. IHCD and the City's CDBG funds will assist the developer with the completion of this project. The City leveraged affordable housing units from the developer at the completion of this project. This activity is further described on pages 4, 7, 9, 17 and 31. A marketing/strategy to further Fair Housing will be developed to guide the sale of all CDBG- or HOME-assisted housing units.

- **Lack of reliable and convenient public transportation throughout the City which restricts living options. No recommendation.**
 - Despite the lack of a specific recommendation, the City continues to implement major sidewalk improvement to provide a better transportation network in the City. CDBG, TIF

and other local funds provide for the sidewalk improvements throughout the City which include ADA compliant ramps. Also, the feasibility of re-establishing a streetcar line throughout New Albany's urban core is being considered. This activity and a list of the projects are further described on pages 5, 18, 25, 26 and 31.

- **Lack of fair housing testing program to determine whether discrimination is occurring which can't be determined through data analysis. Recommendation: The City to engage in a regional fair housing testing program in association with the greater metropolitan area.**
 - There currently does not exist a regional Fair Housing organization in the Louisville Metropolitan area that serves the City of New Albany. However, the City of New Albany is a member of the *Metropolitan Housing Coalition* (MHC), which is an affordable housing advocacy organization that researches issues that affect the supply and availability of affordable housing. During the FY 2011 Program Year, the City of New Albany will discuss this issue/recommendation with MHC for further action.

- **General lack of understanding about fair housing issues. Recommendation: The City should update its Fair Housing page on the website and provide information about fair housing, what constitutes a violation, and how people should report a violation.**
 - The City of New Albany is currently implementing improvements to its existing website. During FY 2011 Program, the City will upgrade its Fair Housing web pages to address the recommendations of the AI as stated above.

Other Narrative-continued

The following table outlines the HUD national objective for each project in the Annual Plan.

Project	National Objective
Minor Housing Rehabilitation Program	Low-Mod Housing
Concentrated Code Enforcement	Low-Mod Area
Direct Down payment/Closing Cost Assistance	Low-Mod Housing
Dilapidated Housing/Structure Removal	Low-Mod Area
Optional Relocation	Low-Mod Housing
Linden Meadows Acquisition/Rehab	Low-Mod Housing
Acquisition	Low-Mod Housing
North Y Preliminary Engineering	Low-Mod Area
Sidewalk Spot Improvements	Low-Mod Area
Public Facility for NSP Support	Low-Mod Area
Repair Affair	Low-Mod Clientele
First-Time Homebuyer Program	Low-Mod Housing
4-Community Youth Asset & Step Ahead Program	Low-Mod Clientele
NA-FC Parks Department Youth Enrichment Program	Low-Mod Clientele
Additional Youth Programs	Low-Mod Clientele
Recidivism	Low-Mod Clientele
Property Disposition Initiative	Low-Mod Housing
General Administration, Oversight and Planning	Not Applicable

V. Certifications and Resolution

The required certifications and resolution of City Council support for the Consolidated Plan are included on the following pages. INSERTED

FY2011 One-Year Action Plan

Community Development Block Grant

The City of New Albany expects to receive \$660,814 in Community Development Block Grant Funds and \$8,000 of program income with an additional \$966,500, in reallocated funding for an estimated total of \$1,635,314.

Propose activities and descriptions for Fiscal Year 2011 are listed below:

Housing Projects

1. Minor Housing Rehabilitation: \$251,500. This ongoing activity funded throughout the Five-Year plan provides minor (emergency) rehab/repair for low- and moderate-income homeowners in the CDBG Target Areas by replacing/repairing roofs; furnace repair/installation, electrical, plumbing, windows, etc. Project delivery and monitoring costs are included. The subrecipient is New Directions Housing Corporation.

2. Concentrated Code Enforcement: \$60,000. This ongoing activity funded throughout the Five-Year plan is a comprehensive effort to arrest the decline of deteriorated areas by funding salary and overhead costs directly associated with the enforcement of the City and State building codes in the CDBG Target Area and more specifically the NSP area.

3. Direct Down Payment Assistance: \$10,000. This activity is meant to assist qualified individuals/families with down payment assistance or closing costs associated with a first-time homebuyer purchase of an affordable house in the City of New Albany. Home inspection reimbursement and program delivery is included.

4. Dilapidated Housing/Structure Clearance: \$25,000. This ongoing activity throughout the Five-Year Plan will provide funds for removal of dilapidated houses including structures (garages/sheds) which have deteriorated to a condition beyond feasible rehabilitation and that pose a public health and safety threat to the community. This activity allows for movement of structures to other sites. This activity may also be used for demolition and/or property acquisition activities in support of the Tannery Commons Senior Housing (LITC).

5. Optional Relocation Program: \$35,000. This ongoing activity funded throughout the Five-Year Plan provides funds for optional relocation expenses (i.e., moving deposit and one month's rent, case management) for displaced tenants due to the concentrated code enforcement activity.

6. Linden Meadows Project Acquisition/Rehab/Public Facility: \$100,000. This project will address the purchase/condition of houses and/or the infrastructure in the Linden Meadows development, which the New Albany-Floyd County Community Housing Development Organization (CHDO) was not able to sustain/complete. The City continues to be engaged in dialogue with IHCD and a private developer to complete the development. A deal is pending. In the event that any or all of these funds are not needed for this project these funds may then be used for any eligible public facilities or minor housing rehabilitation project.

7. Acquisition: \$50,000. This activity will purchase real estate for affordable housing development/redevelopment.

Public Facilities Projects

8. North Y Preliminary Engineering: \$50,000. This activity is for a preliminary engineering design for widening the overpass to allow connecting sidewalks underneath from residential to the downtown.

9. Sidewalk Spot Improvements: \$703,894. This ongoing activity that will be funded throughout the Five-Year Plan will provide funds for improvements where deteriorated sidewalks restrict connections that can benefit pedestrians or to repair spot basis sidewalks where incidental deterioration exists. At this time, sidewalk improvements are planned at 15th Street. If said project is not feasible for this program year than spot basis will be implemented. Americans with Disabilities Act (ADA) compliant ramps will also be constructed.

10. Public Facility for NSP Support: \$30,000. This is to provide funding for infrastructure improvements to support New Albany's Neighborhood Stabilization Program (NSP).

Public Services

11. Repair Affair: \$15,000. This ongoing activity will be funded throughout the Five-Year Plan. Repair Affair-Southern Indiana is a region-wide volunteer effort that provides elderly and/or low-income homeowners with minor home repairs. The funding allocated here will partially cover expenses incurred by New Directions Housing Corporation in the administration of this activity. A total of 12 homes in New Albany will be improved as the result of this activity.

12. First-Time Home Buyer Program: \$5,000. This program will assist individuals and families with home ownership education.

13. Community Youth Asset and Step Ahead Program: \$30,000. This ongoing activity will be funded throughout the Five-Year Plan and is designed to provide urban youth with a variety of resources from enrichment programs, including educational, childcare (tutoring) and recreation. The program is fiscally supported by a wide array of funding mechanisms, including CDBG.

14. NA-FC Park Department Youth Enrichment Program: \$30,000. This ongoing activity is expected to be funded through the Five-Year Plan. An ongoing partnership with the Park Department provides enrichment activities including: recreational sports, educational and special event opportunities that might not otherwise be available.

15. Additional Youth Programs: \$7,000. This activity is meant to fund additional youth programs that are designed to enrich and provide opportunities to urban youth that might otherwise be unattainable. Basketball Camp and Pack the Bus are the two programs expected to be funded.

16. Recidivism: \$5,000. This activity will fund a non-secular program to young detainees (18-25) serving sentences and/or just released in/from the Floyd County Corrections.

Disposition

17. Property Disposition Initiative: \$500. This ongoing activity provides to cover utilities, maintenance, staff and other expenses related to the sale/disposition of houses/property owned or acquired by the Redevelopment Commission.

Planning and Administration

18. Planning Activities & General Administration: \$227,420. This is an ongoing activity that will be funded throughout the Five-Year Plan to provide for the implementation and operation of the CDBG program including supplies, materials, advertising expenses, office equipment, staffing and all other related expenses and planning activities. Funding is set aside to cover Fair Housing (\$10,000).

Based on the foregoing, the Department of Redevelopment estimates that 100% of the estimated amount will be used for activities that will benefit low –and moderate-income persons. This excludes program funds to be expended for program planning and administration.

Budget

Budget for FY 2011 One-Year Action Plan, see attached.

The City has projected a 16.5 % cut for the Fiscal Year 2011 budget. If this amount of funding is not approved then all projects will be subject to a prorated amount.



IV. Second (FY 2011) Program Year Action Plan

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool. Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	182130	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		X Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of New Albany		IN182130	
Room 325, City-County Building		Organizational DUNS	
311 Hauss Square		Organizational Unit	
New Albany	Indiana	Department	
47150	Country U.S.A.	Division	
Employer Identification Number (EIN):		Floyd County	
35-6001130		Program Year Start Date: 7/2011	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
		U.S. Department of Housing and Urban Development	
Program Funding			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$660,953 - Federal	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$8,000 – Program Income		\$966,500 (Reallocated)	
\$1,635,314 (Total funds for CDBG-based Projects)			
Home Investment Partnerships Program			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	

\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
9th	9th		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	X No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Carl	E.	Malysz	
Director	812-948-5333	812-948-6803	
cmalysz@cityofnewalbany.com	www.cityofnewalbany.com	Other Contact	