

City of New Albany, Indiana
DRAFT Community Development Block Grant
FY2015-2019 Five-Year Consolidated Plan & FY2015 One-Year Action Plan
New Albany Redevelopment Commission

The Community Development Block Grant (CDBG) Program is funded and administered by the U.S. Department of Housing and Urban Development (HUD), with the objectives of benefitting low- to moderate-income persons or areas and eliminating and/or preventing slums or blight. The City of New Albany receives funding from the CDBG Program annually, and puts the funds to work in the community in many ways. The use of the funds follows strategies that are outlined in the City's FY2015-2019 Consolidated Community Development Plan.

The Consolidated Plan includes a five-year strategic plan, a one-year action plan, various narrative and analyses supporting the City's proposed programs, and a citizen participation plan. Topic areas in the plan include housing, infrastructure, homeless issues, enrichment programming, and community development.

Since New Albany became an Entitlement City in 1984, the City has received and invested in the community over \$21 million. This funding has been used throughout the CDBG target areas for housing, infrastructure, programming, parks, and neighborhood centers.

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 City of New Albany's FY2015-2019 Five-Year Consolidated Plan is expected to receive an estimated \$3,000,000. Descriptions of proposed projects to be undertaken are listed below:

Housing Programs

Housing Rehabilitation \$200,000: Funded throughout the Five-Year Plan, the minor (emergency) rehab/repair program for low- and moderate-income homeowners in the City's CDBG Target Areas includes replacing/repairing roofs; furnace repair/installation, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property.

Concentrated Code Enforcement \$275,000: 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 Midtown, Fairmont & 18th Street neighborhoods.

Direct Down Payment Assistance \$16,000: 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 and program delivery are included. This activity is not funded in the first year of the Consolidated Plan.

Dilapidated Housing/Structure Clearance \$40,000: 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.

Public Improvements & Public Facilities

Sidewalk Spot Improvements \$1,100,000: Funded throughout the Five-Year Plan to provide for improvements where deteriorated sidewalks restrict connections that can benefit pedestrians or to repair spot basis sidewalks where incidental deterioration exists. Sidewalk improvements of approximately 1,795 linear feet are planned each year. Americans with Disabilities Act (ADA) compliant ramps are included.

Street Improvements \$200,000: Infrastructure improvements to a deteriorating Bono Road including engineering/design & street reconstruction. Local funding sources will be assisting the project.

Park Facilities Improvements \$500,000: Funded throughout the Five-Year Plan, improvements including but not limited to landscaping, bathroom facilities, basketball courts, lighting, fencing, playground improvements & interior improvements will be considered for the Fairmont Park, Binford Park, Bicknell Park or other Parks in the CDBG target areas.

Public Services

Repair Affair \$50,000: Funded throughout the Five-Year Plan, Repair Affair-Southern Indiana is a region-wide volunteer effort that provides elderly &/or disabled low-income homeowners with minor home repairs. The funding will partially cover expenses incurred by New Directions Housing Corporation in the administration of this program.

First-Time Home Buyer Program \$3,000: This program will assist individuals and families with home ownership education and is not funded in the first year of the Consolidated Plan.

Community Youth Asset & Step Ahead Alliance \$125,000: The YMCA, Open Door Youth Services & Our Place Drug & Alcohol programs are funded throughout the Five-Year Plan and provide urban youth with a variety of resources from enrichment programs, including educational, afterschool childcare (tutoring), delinquency prevention and recreational opportunities.

NA Parks Department Youth Enrichment Program \$150,000: Funded through the Five-Year Plan, an ongoing partnership with the New Albany Parks Department provides enrichment activities including: recreational sports, educational and special event opportunities that might otherwise be unavailable.

Pack the Bus \$20,000: This activity is meant to be funded throughout the Five-Year Plan. The program is designed to provide the urban youth a backpack filled with supplies to start the school year that might otherwise be unattainable.

Property Disposition Initiative \$1,000: This ongoing activity throughout the Five-Year Plan covers utilities, maintenance, staff and other expenses related to the sale/disposition of houses/property owned or acquired by the Redevelopment Commission.

Planning and Administration

Planning Activities & General Administration \$320,000: Funded throughout the Five-Year Plan to provide for the implementation of the CDBG program including supplies, materials, advertising expenses, office equipment, staffing and all other related expenses. An estimated \$20,000, is set aside to implement Fair Housing testing and educational seminars and other planning activities that might arise.

The City of New Albany's FY2015 One-Year Action Plan allocation is \$613,845, in Entitlement Funds, \$25,000 of expected program income, and an additional \$20,000, in FY14 reallocated funding for a total budget of \$658,845. Descriptions of proposed projects to be undertaken are listed below:

Housing Programs

Housing Rehabilitation \$40,000: Minor (emergency) rehab/repair for low- and moderate-income homeowners in the City's CDBG Target Areas includes replacing/repairing roofs; furnace repair/installation, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property. This may include rehab of a foreclosed property.

Concentrated Code Enforcement \$55,000: 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 Areas and more specifically the Midtown, Fairmont & 18th Street neighborhoods.

Dilapidated Housing/Structure Clearance \$10,000: This activity 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.

Public Improvements & Public Facilities

Sidewalk Spot Improvements \$198,500: Improvements where deteriorated sidewalks restrict

connections that can benefit pedestrians or to repair spot basis sidewalks where incidental deterioration exists. Sidewalk improvements are planned on E. 5th Street and/or E. 18th Street of approximately 1,795 linear feet. Americans with Disabilities Act (ADA) compliant ramps are included.

Bono Road Improvements \$75,000: This is to provide funding for design of infrastructure improvements to a deteriorated Bono Road.

Park Facilities Improvements \$110,845: Improvements including but not limited to playground equipment, landscaping, bathroom facilities, basketball courts, lighting & fencing will be considered for the Fairmont Park or another Park in the CDBG target area.

Public Services

Repair Affair \$10,000: Repair Affair-Southern Indiana is a region-wide volunteer effort that provides elderly &/or disabled low-income homeowners with minor home repairs. The funding will partially cover expenses incurred by New Directions Housing Corporation in the administration of this program. A total of 12 homes in New Albany will be improved as the result of this activity and in-kind services.

Community Youth Asset & Step Ahead Alliance: \$25,000. The YMCA, Open Door Youth Services & Our Place Drug & Alcohol programs are funded and provide urban youth with a variety of resources from enrichment programs, including educational, afterschool childcare (tutoring), delinquency prevention and recreational opportunities. These programs are supported by a wide array of funding mechanisms, including CDBG.

NA Parks Department Youth Enrichment Program: \$30,000. An ongoing partnership with the New Albany Parks Department provides enrichment activities including: recreational sports, educational and special event opportunities that might otherwise be unavailable.

Pack the Bus: \$4,000. This project is designed to provide urban youth a backpack filled with school supplies that might otherwise be unattainable.

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

Planning Activities and Administration

Planning Activities & General Administration: \$100,000. Funded throughout the Five-Year Plan to provide for the implementation of the CDBG program including supplies, materials, advertising expenses, office equipment, staffing and all other related expenses. An estimated \$5,000, is set aside to implement Fair Housing testing and educational seminars and other planning activities if needed.

Based on the foregoing, the Department of Redevelopment estimates that 99% 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.

Persons wishing to view a copy of the entire DRAFT Plan may do so at the following locations beginning April 9, 2015, and on the City's website at www.cityofnewalbany.com.

1. New Albany Department of Redevelopment, Room 325, City-County Building
2. New Albany Public Library, Reference Desk, 180 West Spring Street
3. New Albany Housing Authority, 300 Ernie Avenue

Submit written comments to the Director of Redevelopment, Room 325, City-County Building, 311 Hauss Square, New Albany, Indiana 47150 through 4:00 p.m., May 08, 2015.

David C. Duggins, Jr.
Director of Redevelopment

Published: April 8, 2015