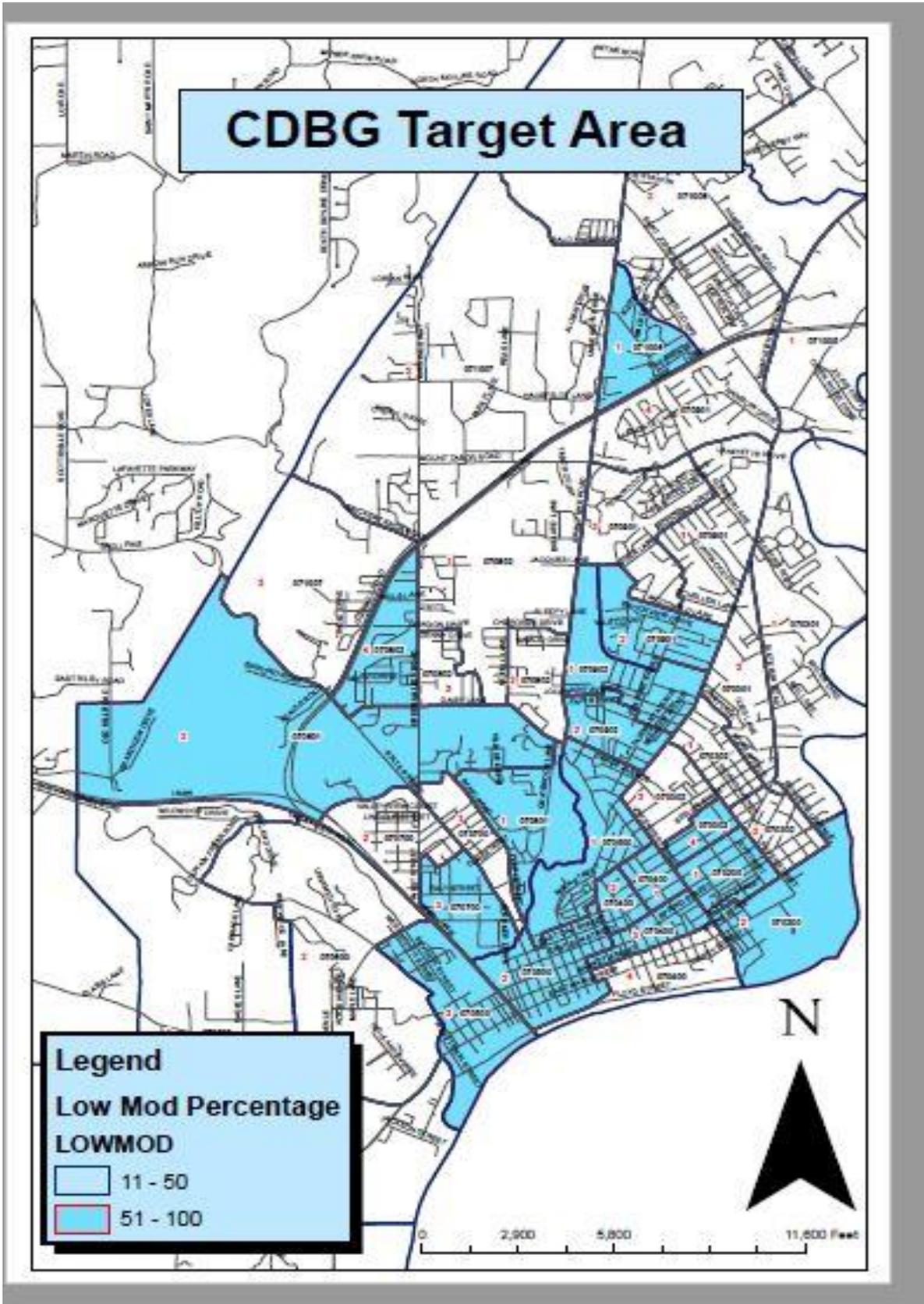


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**FISCAL YEAR 2019
COMMUNITY DEVELOPMENT BLOCK GRANT
ONE-YEAR ACTION PLAN**



**City of New Albany's
Community Development Block Grant**

DRAFT FY2019 One-Year Action Plan Project Summary

The City's Fiscal Year 2019 (FY19) Community Development Block Grant (CDBG) allocation is estimated at \$663,766, with \$100, of program income and the estimated \$192,191, carried over from FY18, which will assist in achieving the goals and objectives for FY19, totaling \$856,057. All the proposed projects' budgets will be proportionately increased or decreased from the estimated funding levels to match the actual allocation amount once determined by the U. S. Department of Housing & Urban Development. Proposed projects and activities with descriptions for FY19 are listed below:

Housing Projects

1. Minor Housing Rehabilitation: \$76,584. Minor (emergency) repair/rehabilitation for low-and moderate-income homeowners in the City's CDBG Target areas including replacing/repairing roofs; furnace repairs/installations, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property.

2. Concentrated Code Enforcement: \$62,000. A comprehensive effort to arrest the decline of deteriorated areas by funding salary & overhead costs associated with the enforcement of the City & State housing & building codes in the CDBG Target Areas where improvements are being made with CDBG or local funds.

Public Facilities Projects

3. Sidewalk Spot Basis Improvements: \$341,756. Spot basis sidewalk improvements are planned in the City's CDBG target areas where deteriorated sidewalks restrict connections that benefit pedestrians, walk-ability and livability. ADA compliant ramps are included as well as retaining walls where needed.

4. Park Facility Improvements: \$216,926. Work will continue on one of the oldest Neighborhood Centers (Griffin) in the City, making improvements to the building including but not limited to exterior stabilization such as brick work and windows.

Public Services

5. Repair Affair Program: \$8,004. A region-wide volunteer effort that provides elderly and disabled low-income homeowners with minor home repairs. The funding will cover expenses incurred by New Directions Housing Corporation for program delivery and implementation of this program in the City of New Albany including salary and associated program delivery costs.

6. Building Assets for New Albany Youth: \$30,040. A consortium of 4 agencies implement this program which is designed to increase exposure of youth to caring adults and positive role models while building developmental assets, providing safe and basic recreational opportunities for the urban youth making it less likely to engage in dangerous behaviors.

7. NA Parks Youth Enrichment Program: \$30,800. The Youth Enrichment Program implemented in partnership with the New Albany Parks Department is meant to improve the social skills and overall behavior through group workshops, cultural field trip experiences, recreational and educational opportunities and mentoring.

8. New Albany Rides: \$5,500. New Albany Rides is a service meant to promote independent living in the community as long as possible for older adults and persons with disabilities. LifeSpan Resources will provide rides to medical appointments and to social and life-enhancing locations such as the grocery, senior centers, government buildings, etc.

9. Clothe a Teen: \$8,000. This program will provide New Albany middle, high school and elementary aged youth in the same family with a \$75 voucher for appropriate back to school clothing. Students are referred by teachers, administrators and social service agencies.

10. Freedom 101: \$5,760. Dealing with Confinement, a four-day seminar guiding inmates through a process of facing and taking responsibility of the past by using experiential exercises, self-reflection, mediation and confrontational methods that assist them in making better choices once they are released from incarceration.

Planning and Administration

11. General Administration/Planning & Fair Housing: \$70,687. Implementation of the CDBG Fiscal Year 2019 One-Year Action Plan including but not limited to office supplies, materials, advertising expenses, office equipment, staffing & other related costs associated with the CDBG Program. An estimated \$1,500, is set aside to further Fair Housing education or planning activities.

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.

Josh Staten
Director of Redevelopment

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The New Albany Redevelopment Commission (Commission) administers the City of New Albany's Community Development Block Grant received through the U. S. Department of Housing and Urban Development. The Fiscal Year 2019 (FY19) One-Year Action Plan was developed to provide opportunities in housing, and strengthen our community through code enforcement and quality of life projects including public facility improvements. The City partners with public and private not-for-profit and profit sectors to promote enrichment and educational services. A Citizens Participation Plan outlining the schedule of development and submittal was discussed at the Commission meeting and published in February 2019. A public hearing was held in March to receive input from private citizens, the general public and agencies requesting funding for providers. Input from the community will be sought throughout the development of the Plan.

The focus of the FY19 Plan is on the urban neighborhood, i.e., the older and higher density area of the City, which is characterized by a high concentration of low-and moderate-income persons. In analyzing needs and discussing strategies to overcome those needs a breakdown of areas in housing and community development was utilized. Community development was further broken down into public facilities, social services and quality of life projects.

The Plan will prioritize the stabilization of urban neighborhoods through reinvestment in the City's aging infrastructure by improving pedestrian linkages throughout the City that allow for access to jobs by improving walkability and livability. The City is committed to quality of life improvements to the parks system and investments in enhancement and enrichment programs that benefit the urban youth and focuses on at-risk afterschool programming. Concentrated code enforcement and housing programs are meant to enhance the City's commitment to provide safe, decent, and affordable housing for low-and moderate-income residents. This includes elderly and disabled home owners which will be assisted with repairs that might otherwise be unattainable to sustain the property.

FY2019 CDBG Target Areas

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's objectives and proposed outcome are identified in AP-20 (Annual Goals & Objectives) and in AP-35 (Projects) that details each project and the expected outcome.

FY2019 Objective Summary

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since 1975 approximately \$24.2 million Community Development Block Grant (CDBG) Program funds has successfully been invested in the City of New Albany. The City has invested in infrastructure projects such as street improvements, sidewalk replacement, drainage improvements, micro-enterprise, neighborhood parks, and neighborhood centers in low-and moderate income areas. Community development activities have been undertaken to support youth enrichment and enhancement programs. The City has invested in home ownership assistance through first time home buyer counseling programs and providing direct home ownership (down payment) assistance. Owner-occupied rehabilitation and minor or emergency repairs programs have been a staple of the City's CDBG program, meant to stabilize deteriorating neighborhoods and assist home owners to remain in their homes. The Neighborhood Stabilization Program (NSP) and the Owner-Occupied Rehabilitation (OOR) Programs have invested over \$7 million and been key to the stabilization of the City's Midtown area. The NSP1 rehabilitated and/or newly constructed 31 homes, one public facility and one community garden. The NSP1, Phase 2 has constructed 6 new affordable homes and rehabilitated one housing unit. The OOR program rehabilitated (15) owner occupied homes.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens participation is solicited by the Redevelopment Commission by holding public meetings and hearings directly inviting the views of citizens, public agencies, public service providers and other interested parties to ensure reasonable and accessible involvement and allow stakeholders and representatives of the community a voice in the drafting, implementation, and assessment of the City of New Albany's *Fiscal Year 2019 One-Year Action Plan*.

The Citizens Participation Plan & One-Year Action Plan are made available at various locations throughout the City, including but not limited to the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority, The Salvation Army, various community centers and on the City's website at www.cityofnewalbany.com.

The current schedule for the FY19, key dates is as follows. The Public information meeting and all public hearings are held in the Assembly Room, Room 331 City-County Building, (unless otherwise noted).

Tuesday, February 12, 2019, 2:30 p.m.- NARC will authorize the FY19 Citizens Participation Plan and key dates for the FY19 CDBG One-Year Action Plan.

Saturday, February 16, 2019 - A summary of the Citizens Participation Plan will publish in the Tribune and post of the City's website.

Saturday, March 2, 2019- A notice of public hearing concerning the FY19 CDBG One-Year Action Plan will publish in the Tribune and post on the City's website.

Tuesday, March 12, 2019, 2:30 p.m. - NARC will conduct a Public Hearing concerning the nature of the Community Development Block Grant program and to accept community input into the development of the FY19 One-Year Action Plan in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Tuesday, April 9, 2019, 2:30 p.m.- NARC will ADOPT a Draft FY19 One-Year Action Plan and authorize the Plan for distribution and publication of the Plan summary in the Tribune and on the City's website.

Saturday, April 13, 2019- Publish the FY19 DRAFT One-Year Action Plan summary in the Tribune, on the City's website and distribute to community agencies.

Monday, April 15, 2019 through Tuesday, May 14, 2019- A thirty-day comment period on the Plan commences and concludes.

Tuesday, May 14, 2019, 2:30 p.m. -NARC will ADOPT the FY19 One-Year Action Plan.

Tuesday, September 10, 2019, 2:30 p.m.- NARC will conduct a Public Hearing to report the Grantee's performance for FY2018.

5. Summary of public comments:-This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A 30-day comment period concludes on May 14, 2019. If comments are received they will be attached under the Administration Section (Attachments, Citizens Plan Comments).

Legal Notice

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

The draft One-Year Action Plan was made available online, at the New Albany-Floyd County Public Library, the New Albany Housing Authority, the Redevelopment Office, and on the City's website for 30 days of comments which concluded on May 14, 2019.

All comments and views are encouraged and accepted.

7. Summary

The City of New Albany is committed to addressing the needs of the community and to the revitalization of neighborhoods through quality of life projects that are supported with CDBG funds as well as local resources.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW ALBANY	
CDBG Administrator	NEW ALBANY	Redevelopment
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The U. S. Department of Housing & Urban Development (HUD) awards Community Development Block Grant (CDBG) funds to "Entitlement Communities", which are based on a formula calculation including population, pre-1940's housing stock, and the growth and decline of the jurisdiction. The Department of Redevelopment is the responsible entity and has several seasoned staff members assisting in the implementation of the City of New Albany's CDBG Program.

Consolidated Plan Public Contact Information

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 New Albany, IN 47150
 812-948-5333 or jstaten@cityofnewalbany.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Department of Redevelopment serves as the lead agency in the preparation and administration of the City's CDBG Program One-Year Action Plan. Citizen participation was solicited at all stages in the development of the FY19 Plan. In order to better use the resources of the community and expertise of non-corporate organizations with interests in urban development, a better living environment, and affordable housing the Department of Redevelopment involved non-profit, not-for-profit, social service agencies, housing organizations, and other municipal governing bodies in the development and assessment of the City's needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of New Albany adopted a new Comprehensive Plan in 2017, bringing together housing advocates, governmental agencies and community leaders which reiterated the City's commitment to affordable housing while reducing the number of project based public housing units. The City and the Housing Authority are working together on a strategic plan to help decentralize public housing within New Albany. The Director of Redevelopment and the New Albany City Plan Commission partner with the New Albany Housing Authority (NAHA) staff, the Mayor, NAHA Board on housing matters, including planning and redevelopment of affordable housing in various neighborhoods. In particular, they are working with NAHA on their Rental Assistance Demonstration (RAD) project to deconcentrate several areas of extreme poverty concentration in the City.

The City Engineer, Public Works Projects Supervisor, and City Plan Commission Chief Planner consult with local government agencies by attending the Kentuckian Regional Planning & Development Agency (KIPDA) monthly meetings. KIPDA is currently collecting data through a Needs Assessment Survey to support planning and development of programs and services for an Area Plan. The New Albany Redevelopment Commission and Floyd County Redevelopment Commission have setup a committee to begin discussions between the two boards.

The City of New Albany participates in the local Continuum of Care (CoC), the regional collaborative group of housing, and service providers LifeSpan has held an office in the New Albany YMCA/New Albany Aquatic Center since its construction by the New Albany Redevelopment Commission and the YMCA and partner in assisting elderly, disabled and those in need of medical and social transportation. LifeSpring a mental health provider is a member of HCSI and the CoC and coordinates with social service agencies within the jurisdiction and surrounding counties.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The local Continuum of Care (CoC) along with Southern Indiana Housing Initiatives (SIHI) has been absorbed by the Homeless Coalition of Southern Indiana (HCSI). The City of New Albany's Neighborhood Initiatives Assistant regularly attends the HCSI meetings. The local Continuum of Care (CoC) members meet as a planning council of this coalition after the regular meetings.

The Indiana Balance of State Continuum of Care includes 91 of the 92 counties in the state. These counties are categorized into 16 individual regions, which are overseen by regional planning councils and the chairperson(s) that lead them. These councils meet regularly to develop and implement strategies for homelessness alleviation. Each region is in contact with and shares a Memorandum of Understanding (MOU) with the IN-502 BOS CoC Board of Directors. Region 13 represents New Albany (Floyd County) and other counties such as: Clark, Crawford, Harrison, Jefferson, Orange, Scott and Washington. The Point In Time Count in January each year, which is now coordinated by Jessica Floyd of LifeSpring Mental Health Services brings many of these agencies together. The City completes the Certification of Consistency with the City's Consolidated Plan as appropriate and needed for any of these agencies. The City also provides assistance with any environmental review process as needed.

Goals and strategies identified in the "Strategic Plan to End Homelessness by 2025" are continuing to be implemented such as the "White Flag" emergency shelters that include the Salvation Army who partners with HCSI and W. Maple Baptist Church who partners with Jesus Exit 0. Haven House continues to serve the bulk of the homeless population in Southern Indiana and directs unaccompanied youth to the Floyd County Youth Shelter. Hope Southern Indiana, the Salvation Army and the Township Trustee provides a wide array of services including to those at risk of becoming homeless. VOA provides a variety of services to veterans promoting housing stability. Blue River Services provides rental housing and services for young adults (18-25) with disabilities. The agency services listed above are described in more detail in Section AP-65.

Harrison Education & Literacy is a program funded in part by the CDBG Program and the HorseShoe Foundation and is assisting young Floyd County Corrections detainees in hopes of making better life choices and not returning to the system or becoming homeless when leaving the system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of New Albany does not receive ESG funding. Local agencies apply to the State of Indiana for funding through the CoC. The agencies receiving funding must report on HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEW DIRECTIONS HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Public Hearing and provided an overview of the 2 programs that they administer for the City. They submitted a request for funding the Repair Affair Program and the Emergency Repair Program. The agency representative spoke of the other housing programs that they have partnered with the City over the last 5 years including NSP and OOR, etc.
2	Agency/Group/Organization	Hope Southern Indiana
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended the Public Hearing and requested funding to assist the community with clothing for middle and high school youth to begin the school year. They provided an update on the status of this program that was funded in FY18 and stated that they would also be servicing elementary school age children within those families this year.
4	Agency/Group/Organization	New Albany Parks & Recreation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Quality of Life Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the New Albany Parks Department attended the public hearing and detailed past performance and requested FY19 funding for the Youth Enrichment Program.
5	Agency/Group/Organization	STEP AHEAD PROGRAM -
	Agency/Group/Organization Type	Services-Children Services-Education Business and Civic Leaders Consortium (4 agencies)
	What section of the Plan was addressed by Consultation?	Quality of Life Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the consortium attended the public hearing and presented past performance of the 3 agencies Our Place Drug & Alcohol, Open Door Youth Services, & YMCA. The representative submitted a request for FY19 funding.

6	Agency/Group/Organization	New Albany Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the New Albany Housing Authority attended the February public meeting to observe but did not comment on the Citizens Plan that was distributed. The NAHA Interim Director was consulted and contributed the information for AP-60 section of the Plan.
7	Agency/Group/Organization	Harrison Education & Literacy Program
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Corrections program & institutions
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Harrison Education & Literacy Program had two representatives that attended the public hearing to detail past performance and requested funding for the Freedom 101 (Recidivism) Program in the Floyd County Corrections facility.
8	Agency/Group/Organization	LifeSpan Resources
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two LifeSpan Resources representatives attended the public hearing and provided information on the need for transportation for the elderly and disabled especially those persons in the New Albany Housing Authority. A request for funding transportation services was submitted.
10	Agency/Group/Organization	HAVEN HOUSE SERVICES, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of Haven House was consulted and contributed information that is addressed in Section AP-65.

Identify any Agency Types not consulted and provide rationale for not consulting

The Citizens Plan schedule of meeting dates is published in the local newspaper (News & Tribune), on the City's website and posted at agencies throughout the community to encourage participation from any and all agencies, citizens, and local organization throughout the planning process. The Neighborhood Initiative Assistant (NIA) attends the local CoC meetings in partnership with the Homeless Coalition of Southern

Indiana (HCSI) and consults with various agencies. The NIA recommends that all of the agencies feel free to contribute to the Plan and attend one of the meetings. All types of agencies are contacted via public meetings, emails, direct conversation, or public hearing.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	HCSI	In the City's Strategic Plan the largest need identified was housing cost burden. The City continues to assist low-and moderate-income homeowners with repairs that would otherwise be a financial burden on the family. The City's NSP1, Phase 2 Program has rehabilitated affordable housing units.
City of New Albany Comprehensive Plan	New Albany City Plan Commission	The Comprehensive Plan addressed the need for affordable housing, transportation, public infrastructure improvements.
Comprehensive Housing Analysis	New Albany Redevelopment Commission	Addressing all housing needs including rental and senior housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City will continue to work with its partners, developers, civic leaders and local organizations to seek and acquire other funding sources to address the needs of the community.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The view of citizens, public and private agencies, non-profits, not-for-profits, and other interested parties are solicited to ensure reasonable and accessible involvement of the citizens of New Albany in the drafting, implementation, and assessments of the City's FY2019 One-Year Action Plan. Participation is solicited through public information meetings, public hearings, newspaper advertisements, and Department of Redevelopment outreach. The Citizens Participation Plan and the FY19 One-Year Action Plan were sent via email to 48+ persons/agencies and are available at various community centers throughout the City, including but not limited to the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority and on the City's website at www.cityofnewalbany.com. The Citizens Plan and One-Year Action Plan Summary are posted in Spanish. The Neighborhood Initiative Assistant attends the HCSI meetings and distributes the Plans and HUD information about what type of activities are eligible for funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Public hearing on March 12, 2019, was held to inform the community about the eligible activities for the CDBG Program and accept public input & requests for funding.	Eight agencies requested funding at the public hearing and gave prepared summaries of past performance for 9 programs.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Published Citizens Plan Schedule of dates in the local newspaper on February 16, 2019.	Several agencies called letting us know that they will be in attendance at the hearing and to request applications to request funding.	All calls are accepted and responded to as applicable.	
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The FY19 Citizens Plan was posted on the City's website on Friday February 15, 2019 in English and Spanish.	Several agencies called requesting applications for funding.	All comments would be accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The complete Citizens Plan was sent via email in English and Spanish to 48 agencies/persons for posting and distributing to other interested parties.</p>	<p>Several agencies contacted Redevelopment via phone or email regarding the Plan and/or requested funding.</p>	<p>All comments are accepted.</p>	
5	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Draft Plan was distributed at a public meeting held on April 9th, to the Redevelopment Commission and will be released to the public for comments.</p>	<p>None to date</p>	<p>All comments are accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	The summary of the proposed projects in the FY19 One-Year Action Plan is published in the local newspaper on Saturday, April 13, 2019, and released for the 30-day comment period beginning April 15, 2019.	Comments submitted as attachments to Plan.	All comments will be accepted and submitted with Plan to HUD.	
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Plan will be posted on April 12th on the City's website for a public comment period to begin on April 15th and conclude on May 14, 2019.	Waiting on comments. To be updated May 15, 2019.	All comments and views will be accepted and sent to HUD with Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Plan summary was distributed to 48+/- agencies/persons via email for comments, views and postings in English and Spanish.	Comments submitted as attachments to Plan. To be updated with comments on or about May 15th.	All comments will be accepted and sent to HUD with Plan.	
9	Public Meeting	Non-targeted/broad community	After the comment period concludes the Action Plan will be adopted at a public meeting on Wednesday, May 14, 2019.	Comments received will be attached under the Administrative Section of the Plan.		
10	Newspaper Ad	Non-targeted/broad community	A legal advertisement was published on March 2nd in accordance with IC for a public hearing to be conducted on March 12, 2019 to hear comments on the FY19 One-Year Action Plan.	Several calls were received from agencies preparing to attend.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The legal advertisement of the Public Hearing was posted on the City's website.	No comments were received.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Non-targeted/broad community	On February 26, 2019 the Neighborhood Initiatives Assistant attended the Homeless Coalition of Southern Indiana (HCSI) meeting and distributed information regarding the upcoming CDBG Plan process and encouraged community input from approximately 25 individuals representing 19 unique community agencies.	Agencies appeared interested but made no comments.	All comments will be accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's Fiscal Year 2019 (FY19) Community Development Block Grant (CDBG) allocation is estimated at \$663,766, with \$100 of program income and the estimated \$192,191, carried over from FY2018 that will assist in achieving the goals and objectives for FY19, totaling \$856,057. All proposed projects'/activities' budgets will be proportionately increased or decreased from the estimated funding

levels to match the actual allocation amounts once determined by the U. S. Department of Housing & Urban Development. The overall benefit certification requirement of the funding to benefit low- and moderate-income individuals, households or areas will be exceeded by the City during the program year. To be Updated May 15, 2019 once the City receives the publication of the allocation and adjusts the allocated amounts across the board as identified above.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	663,766	100	192,191	856,057	0	Funding uses detailed in "Use of Funds"

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for the City’s CDBG program. However, many of the public service and housing programs have larger budgets and are only partially funded with CDBG. Many of the public service and housing agencies leverage private donations, grants and in-kind services along with State and local funding. The City will carry over approximately \$192,191, from FY 18 funds to complete ongoing projects. Those funds are detailed in Section AP-35 of the Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

In the past year the City has contibuted properties to Habitat, the NSP and local developers. The City will continue to assist with properties as they become available for either new construction or for the rehabilitation of structures specifically to provide affordable housing units.

Discussion

The City of New Albany’s primary goals for FY19 are to improve accessibility through public infrastructure improvements, reinvestment in the City's parks & recreation centers, development of affordable housing units, the prevention of homelessness, and support of social services for low income urban youth. All of these projects and activities will require additional resources other than CDBG. The

City of New Albany will work with the recipients to support applications of outside agencies for additional funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Modifications for L/M Homeowners	2015	2019	Affordable Housing	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$84,588	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Code Enforcement	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$62,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
4	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$341,756	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2925 Persons Assisted
5	Park Facility Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities Increase Access to Public Serv. & Transportation	CDBG: \$216,926	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2095 Persons Assisted
6	Youth Services	2015	2019	Non-Housing Community Development	City of New Albany	Increase Access to Public Serv. & Transportation	CDBG: \$74,600	Public service activities other than Low/Moderate Income Housing Benefit: 856 Persons Assisted
7	Fair Housing and Coordination	2015	2019	Non-Housing Community Development	City of New Albany	Administration and Fair Housing Initiatives	CDBG: \$70,687	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Transportation	2015	2019	Non-Homeless Special Needs	City of New Albany	Increase Access to Public Serv. & Transportation	CDBG: \$5,500	Public service activities other than Low/Moderate Income Housing Benefit: 325 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Home Modifications for L/M Homeowners
	Goal Description	Minor (emergency) rehab/repair for low-and moderate-income homeowners including elderly and disabled. The Emergency Repair Program (\$76,584) & the Repair Affair Program (\$8,004) are both included under this objective and are designed for the City's Target Areas.
2	Goal Name	Code Enforcement
	Goal Description	A comprehensive effort to arrest the decline of deteriorated areas by code enforcement of the local and State building and housing codes.
4	Goal Name	Infrastructure Improvements
	Goal Description	A continuation of spot basis sidewalk improvements where deteriorated sidewalks restrict connections that can benefit pedestrians. This activity includes ADA ramps as identified and retaining walls if applicable.
5	Goal Name	Park Facility Improvements
	Goal Description	Improvements will continue at the Griffin Street Center including but not limited to building exterior stabilization and interior improvements.
6	Goal Name	Youth Services
	Goal Description	Youth services providing enriching opportunities are provided by several agencies and organizations; Hope Southern Indiana, YMCA, Our Place Drug/Alcohol, Open Door Youth Services, New Albany Parks Department, and Harrison Literacy & Education. These opportunities might otherwise be unattainable.

7	Goal Name	Fair Housing and Coordination
	Goal Description	Fair Housing Choice and general administration for the implementation of the City's Fiscal Year 2019 One-Year Action Plan.
8	Goal Name	Transportation
	Goal Description	Rides to be provided to medical and social life-enhancing locations for elderly and disabled to promote independent living.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's FY19 infrastructure and park facility improvements are meant to create a more walkable City and provide quality of life for its residents. Other goals include providing assistance with housing rehabilitation through the Emergency Repair & Repair Affair Programs, concentrated code enforcement in targeted areas, public services for low-and moderate income urban youth, park facility improvements and sidewalk replacements. All projects are listed below with information to support the eligibility and national objective.

Projects

#	Project Name
1	Housing Rehabilitation (Emergency Repair Program)
2	Concentrated Code Enforcement
3	Sidewalk Spot Basis Improvements
4	Park Facility Improvements
5	Repair Affair Program
6	Building Assets for New Albany Youth
7	New Albany Parks Youth Enrichment Program
8	New Albany Rides
9	Clothe a Teen
10	Freedom 101
11	General Administration/Planning & Fair Housing

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of New Albany's primary priorities are investments in the infrastructure including sidewalks, parks, concentrated code enforcement, and housing. Challenges for the City are reaching the underserved people in the community, which are families living near or in poverty. The City of New Albany and its partners, will need to seek additional funding for its initiatives assisting these families due to funding shortages. Projects that address the needs of persons with disabilities (Emergency Repair & Repair Affair Programs and New Albany Rides) will receive priority for funding to ensure people who are not accessing programs are able to find the helping hand out of poverty and a path to self-sufficiency.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation (Emergency Repair Program)
	Target Area	Low Income Census Tracts
	Goals Supported	Home Modifications for L/M Homeowners
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$76,584
	Description	Minor (emergency) repair/rehabilitation for low-and moderate-income homeowners in the City's CDBG Target areas including replacing/repairing roofs; furnace repairs/installations, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property. 24CFR 570.202(a)(1), low/mod benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low-income (80% AMI) homeowners will be assisted with emergency repairs.
	Location Description	Sites to be determined at a later date.
	Planned Activities	Emergency repairs for an estimated 10 housing units.
2	Project Name	Concentrated Code Enforcement
	Target Area	Low Income Census Tracts
	Goals Supported	Code Enforcement
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$62,000
	Description	A comprehensive effort to arrest the decline of deteriorated areas by funding salary & overhead costs associated with the enforcement of the City & State housing & building codes in the CDBG Target Areas where improvements are being made with CDBG or local funds. Eligible per 24CFR 571.202(c), low/mod area benefit.
	Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 housing units will be addressed in low/mod areas that will benefit the entire neighborhoods where those properties are located.	

	Location Description	Census tracts to be determined.
	Planned Activities	Arrest the decline of deteriorated areas with concentrated code enforcement.
3	Project Name	Sidewalk Spot Basis Improvements
	Target Area	Low Income Census Tracts
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$341,756
	Description	Spot basis sidewalk improvements are planned in the City's CDBG target areas where deteriorated sidewalks restrict connections that benefit pedestrians, walk-ability and livability. ADA compliant ramps are included as well as retaining walls where needed. Eligible per 24CFR 570.201 (c), low/mod area benefit.
	Target Date	5/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families is undetermined until the spot basis areas are defined and confirmed.
	Location Description	Specific spot basis sidewalk areas are yet to be determined.
	Planned Activities	Replacement of deteriorated sidewalks and ADA compliant ramps where needed.
4	Project Name	Park Facility Improvements
	Target Area	Low Income Census Tracts
	Goals Supported	Park Facility Improvements
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$216,926
	Description	Work will continue on one of the oldest Neighborhood Centers (Griffin) in the City, making improvements to the building including but not limited to exterior stabilization such as brick work and windows. Eligible per 24CFR570.201(c) low/mod area benefit.
	Target Date	3/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	At least 1330 low-and moderate-income residents of the area will benefit of 2095 total residents in the area. This center has community programs 7 days a week.
	Location Description	The Center is located at 1140 Griffin Street which is between 2 of the City's Housing Authority campuses.
	Planned Activities	Park facility/neighborhood center improvements.
5	Project Name	Repair Affair Program
	Target Area	City of New Albany
	Goals Supported	Home Modifications for L/M Homeowners
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$8,004
	Description	Repair Affair Southern Indiana is a region-wide volunteer effort that provides elderly and disabled low-income homeowners with minor home repairs. The funding will cover expenses incurred by New Directions Housing Corporation for program delivery and implementation of this program in the City of New Albany including salary and associated program delivery costs. Eligible per 24 CFR 570.201(e), low/mod benefit.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	New Directions has estimated they will serve at least 20 very low-income (50% AMI) elderly and or disabled families.
	Location Description	Specific site are undertermined at this time.
	Planned Activities	Minor repairs to homes of low-income elderly and/or disabled families.
6	Project Name	Building Assets for New Albany Youth
	Target Area	City of New Albany
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$30,040

	Description	A consortium of 4 agencies implement this program which is designed to increase exposure of youth to caring adults and positive role models while building developmental assets, providing safe and basic recreational opportunities for the urban youth making it less likely to engage in dangerous behaviors. Eligible per 24 CFR 570.201(e), low/mod benefit.
	Target Date	6/12/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 256 urban youth will be served through this continuum
	Location Description	Various schools locations including S. Ellen Jones, Green Valley, Slate Run and Fairmont.
	Planned Activities	Safe educational and recreational activities to help prevent delinquency.
7	Project Name	New Albany Parks Youth Enrichment Program
	Target Area	Low Income Census Tracts
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$30,800
	Description	The Youth Enrichment Program implemented in partnership with the New Albany Parks Department is meant to improve the social skills and overall behavior through group workshops, cultural field trip experiences, recreational and educational opportunities and mentoring. Eligible per 24CFR 570.201(e), low/mod benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 450 low-income urban youth & families will benefit from this activity.
	Location Description	This program is conducted at the Griffin Center, 1140 Griffin Street, and 3 additional centers; Parkview, Beechwood and Riverside.
	Planned Activities	Instructional & educational programs, cultural field trips, day and theatre camps, and special learning events.

8	Project Name	New Albany Rides
	Target Area	City of New Albany
	Goals Supported	Transportation
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$5,500
	Description	New Albany Rides is a service meant to promote independent living in the community as long as possible for older adults and persons with disabilities. LifeSpan Resources will provide rides to medical appointments and to social and life-enhancing locations such as the grocery, senior centers, government building, etc. Eligible per 24 CFR 570.201(e), low/mod benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 325 low-income families will benefit.
	Location Description	To be determined.
	Planned Activities	To provide rides to medical appointments and to social and life-enhancing locations such as the grocery, senior centers, government buildings, etc
9	Project Name	Clothe a Teen
	Target Area	City of New Albany
	Goals Supported	Youth Services
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$8,000
	Description	This program will provide New Albany middle, high school and elementary aged youth in the same family with a \$75 voucher for appropriate back to school clothing. Students are referred by teachers, administrators and social service agencies. Eligible per 24 CFR 570.201(e), low/mod benefit.
	Target Date	8/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 low-income youth will benefit from this activity.
	Location Description	Brown Starks Neighborhood Center, 1200 Bono Road.
	Planned Activities	Provide vouchers for back to school clothing.
10	Project Name	Freedom 101
	Target Area	City of New Albany
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$5,760
	Description	Dealing with Confinement, a four-day seminar guiding inmates through a process of facing and taking responsibility of the past by using experiential exercises, self-reflection, mediation and confrontational methods that assist them in making better choices once they are released from incarceration. Eligible per 24 CFR 570.201(e), low/mod benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 inmates will benefit.
	Location Description	Floyd County Corrections, 311 Hauss Square.
Planned Activities	Seminar using experiential exercises, self-reflection, mediation and confrontational methods that assist inmates making better choices once they are released from incarceration.	
11	Project Name	General Administration/Planning & Fair Housing
	Target Area	City of New Albany
	Goals Supported	Fair Housing and Coordination
	Needs Addressed	Administration and Fair Housing Initiatives
	Funding	CDBG: \$70,687

Description	Implementation of the CDBG Fiscal Year 2019 One-Year Action Plan including but not limited to office supplies, materials, advertising expenses, office equipment, staffing & other related costs associated with the CDBG Program. An estimated \$1,500, is set aside to further Fair Housing education or planning activities. Eligible per 24CFR 570.206 & 205.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	n/a
Location Description	New Albany Redevelopment Department, Room 325, 311 Hauss Square.
Planned Activities	Administration, planning & furthering Fair Housing

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area is comprised of less than four (4) square miles of the City's 14.5 square miles. The City of New Albany's inner-city and oldest part of New Albany has the most concentrated areas of low-income and minority concentration and represents the greatest housing density. These low-and moderate-income census tract areas are considered the City's CDBG Target Area. The Park project is in a low-income minority concentrated area of the City.

Geographic Distribution

Target Area	Percentage of Funds
Low Income Census Tracts	99
City of New Albany	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The overall size of the target area means that no allocation is more than a couple of miles distance from another and therefore benefits of allocation are shared by the majority of residents and businesses. Because of the deteriorating infrastructure in the area the greatest reinvestment of CDBG funds for public facility projects and quality of life projects which will be located in the areas of low-income concentration. Reinvestment in affordable housing is an important priority and will be partially accomplished by assisting Habitat for Humanity and New Directions Housing Corporation with properties when possible for rehabilitation and/or new construction.

Discussion

Geographic distribution allocation & rationale are both discussed in the above sections.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's new Zoning Ordinance has addressed certain zoning regulations that should assist with the creation of affordable housing. The Ordinance has increased density permitted in all zoning districts; allows accessory dwelling units (ADU) or (granny flats) in all single-family zoning areas; will permit residential uses by-right within all commercial districts and reduce development standards to accommodate additional residential development in the City and the Two-Mile Fringe Area with the goal of increasing the supply of housing, both affordable and market rate. The City's Comprehensive Plan recognized the need to expand the supply of affordable housing units and committed to an 8% set aside of affordable housing units in all City partnered housing developments. The City also recognized the need to encourage developers to make that same commitment.

The Emergency Repair and Repair Affair programs are ongoing to support the sustainability of the aging housing stock in the City and allow families to stay in their homes and the elderly to age in place. The City’s Neighborhood Stabilization Program (NSP1) is in its second phase by using developer proceeds to continue rehabilitating or newly constructing affordable housing units to add to the 7 units completed in the last two years. The City will continue efforts toward supporting affordable housing by assisting Habitat for Humanity and New Directions Housing Corporation with properties when possible to rehab or for new construction.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

A comprehensive effort to arrest the decline of deteriorated housing areas by funding the salary and overhead costs directly related to the code enforcement of the City & State building and housing codes in the low-and moderate-income census tracts has been ongoing throughout the Five-Year Plan and will continue with this last year.

AP-60 Public Housing – 91.220(h)

Introduction

The New Albany Housing Authority developments have varied needs due to the 40 year difference in age. The long term capital needs combined with shrinking capital subsidies place the sites in a tenuous position. NAHA is currently planning a long term revitalization strategy using the Rental Assistance Demonstration (RAD) and Section 18 Demo/Dispo programs.

The Strategic Plan could among other options try to convert public housing to Project Based Section 8, a more robust form of operating subsidy which is better understood by tax credit underwriters, lenders and IHFA. This strategy is intended to attract both 4% and 9% tax credits. For sites planned for replacement (Beechwood, Parkview Terrace, Vance Court, and Broadmeade Terrace) the sites will be reconfigured to reconnect to city streets and create defensible space for residents. The goal is to replace or reduce barracks styled units with a modern multi-level appearance similar to market rate apartments. The New Albany Housing Authority has entered into a Memorandum of Understanding

(MOU) with the City of New Albany that outlines the direction of New Albany Housing Authority over the next ten years.

Actions planned during the next year to address the needs to public housing

The NAHA began re-tooling its operations. Some of the more immediate objectives are:

- Additional certifications in operational management in blended occupancy, LIHTC, and Section 8 Programs.
- NAHA will evaluate the status of all funding appropriate certifications to make decisions about staffing rations and management implementation.
- NAHA will continue to evaluate measures available to transition existing workforce to the modified workplace of RAD.

Other objectives to be accomplished over the next five years include:

- Complete the application for a Community Housing Development Organization using the Southern Indiana Community Housing (501 c 3) as the vehicle.
- Put an emphasis on the decentralization of public housing stock.

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

NAHA has a HUD mandate to involve residents. Since we currently have no resident councils despite our best efforts, we continue to:

- Encourage resident comment via a monthly newsletter sent to every resident describing any policy or procedural changes, activities scheduled at all sites open to residents, dates for the board meetings and general information about the agency activities.
- Hold advertised meetings at all sites when any important information is to be given, any significant changes to our annual or five-year plan.
- Facilitate a resident advisory board that represents not only public housing but section 8 residents.
- Conduct posted office hours when residents wish to speak with either managers or administration.
- Document tenant concerns either through the public meetings, surveys, or ad hoc tenant meetings.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The New Albany Housing Authority is not designated as a financially troubled public housing agency.

Discussion

In the past NAHA has depended on public housing funding to support over 66% of their housing activity and Housing Choice Vouchers to fund the remaining 33%. As NAHA implements RAD, Section 18, public housing, and Low Income Housing Tax Credits, current staff will be offered the opportunity to gain additional certifications to prepare for the transition away from public housing funding and management objectives to a market-based approach. This method will include learning more about increasing onsite responsibility for day to day operations under project based Section 8 (PBRA or PBV).

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of New Albany is part of Region 13 of the State of Indiana Balance of State of Continuum of Care (CoC). In addition to Floyd County, Harrison, Crawford, Orange, Washington, Clark, Scott and Jefferson County make up the rest of the Region 13 planning council. The components of a CoC system are outreach, intake, and assessment to identify an individual's or family's service and housing needs, and to link them to appropriate housing and/or service resources such as: emergency shelter and safe, decent alternatives to the streets; transitional housing with supportive services; and permanent housing and permanent supportive housing. To do so, this group supports the development and ongoing

maintenance of a strategic, comprehensive system to address homelessness, and strategies for engaging mainstream partnerships. The goal is to ensure that all residents of Southern Indiana are able to access and maintain permanent housing. Region planning and the Point in Time Count are completed with the assistance of CoC agencies. The Indiana Balance of State Continuum of Care includes 91 of the 92 counties in the state. These counties are categorized into 16 individual regions, which are overseen by regional planning councils and the chairperson(s) that lead them. These councils meet regularly to develop and implement strategies for homelessness alleviation. Each region is in contact with and shares a Memorandum of Understanding (MOU) with the IN-502 BOS CoC Board of Directors.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Homeless Coalition of Southern Indiana (HCSI) has absorbed the former Southern Indiana Housing Initiative (SIHI) which includes the local Continuum of Care (CoC). This organization and its members continue to work toward implementing the goals & strategies identified in the “Strategic Plan to End Homelessness in Clark & Floyd Counties by 2025”. One such goal, i.e., an inclement weather assistance program called “White Flag” will continue to be implemented using an emergency sheltering procedure for the homeless in times of the temperature dropping below 35 degrees by HCSI, VOA and The Salvation Army. HCSI created a partnership with public transportation (TARC) and secured free laundry service for those at the White Flag site. Exit 0, setup a White Flag shelter at the West Maple Church to be used during inclement weather. They will provide meals, showers and laundry service.

The VOA, Kaiser Home Support Services, IUS Student Veterans Organization are several local organizations that assess veterans needs and assist as needed. More information about these programs is detailed in the following sections.

Haven House will continue to serve (house) the bulk of the homeless population in Southern Indiana and is the only full time long term homeless shelter in Southern Indiana. The Salvation Army, Hope Southern Indiana, and HCSI agencies are all organizations that assess homeless persons needs and streamlines access to the service providers and other resources available in the community.

The City of New Albany will continue to support the efforts of these organizations as a part of the local regional CoC in assessing the needs of homeless persons and those at-risk of becoming homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Haven House, The Salvation Army, St. Elizabeth's, Hope Southern Indiana, & HCSI members, continue to assess and address the needs of homeless persons and all serve as a point of referral or admissions for a broad variety of service and housing programs that operate in our community. St. Elizabeths and Center for Women & Families provide mental health and case management services. As mentioned above the VOA and Kaiser Home Support Services will continue housing homeless and more specifically homeless veterans. Blue River Housing, in partnership with Hoosier Hills offers transitional housing for victims of domestic violence in the surrounding counties of Harrison and Washington.

Emergency Shelter:

- St. Elizabeth Catholic Charities – 19 beds (women & children)
- Haven House (Williams Emergency Shelter) - 82 beds
- White Flag Shelters (The Salvation Army/HCSI & Exit O) opened in extreme weather conditions

Transitional Housing/Family Stability Program:

- St. Elizabeth Catholic Charities – St. Elizabeth Regional Maternity Center – 12 beds
- Jill's Hope Transitional Housing for Domestic Violence Victims -16 beds
- Liberty Place (Veterans)- 16 beds
- St. Elizabeth's Catholic Charities- Affordable Supportive Housing - 9 units (26 beds)
- LifeSpring - Permanent Supportive Housing - 28 beds
- Blue River (Stepping Stone Apartments) Corydon (Harrison County)- Provides rental housing & supportive services for homeless young adults (18-25) with disabilities.
- Several local restaurants provide meals for the White Flag shelters and programs including veterans luncheon held monthly at Hope Southern Indiana.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Center for Women and Families is closing the emergency shelter for survivors of partner violence and implementing mobile advocacy. Hotel vouchers will be provided instead along with safety planning, legal advocacy, transportation and counseling. LifeSpring has Permanent Supportive Housing beds and provides mental health screening. Indiana University Southeast (IUS) Student Veterans Organization assists veterans transition into a stable life by collecting non-perishable food, clothing, and household items to donate to Louisville Veterans Administration (VA) Center Veterans Coordinator. Liberty Place by Kaiser Home Support Services recently opened in New Albany for veterans experiencing homelessness. The 16 rooms are complete with TV, refrigerators, meals, toiletries and 24 hour staff to assist. The Volunteers of America (VOA) provides supportive services (vocational, educational, counseling, etc.) for Veteran Families promoting housing stability among very low-income veteran families who reside in or are transitioning to permanent housing within 90 days. VOA also provides rent and utility assistance, HIV & Hep C testing and education.

The Homeless Coalition of Southern Indiana (HCSI) and the local CoC agencies as former members of SIHI are working to develop "single point of access" to assist chronically homeless individuals and families. The City of New Albany provided funding to the HCSI and Haven House to provide services for the homeless. Haven House has a Veteran Officer in house every Tuesday and is working with employers to secure jobs for the residents and the health department for medical needs. Haven House

directs unaccompanied youth to the Youth Shelter. The Salvation Army, HCSI, VOA, and Exit 0, setup a white flag center this past winter and will continue this process this coming winter. Faith organizations and local volunteers provided the services needed to shelter these individuals. Blue River Services (Harrison County) provides rental housing (Stepping Stone Apartments) & supportive services for homeless young adults (18-25) with disabilities. Rentals are furnished and services include case management, employment training and placement.

The New Albany Township Trustee provides rental assistance to individuals and families that are at-risk of becoming homeless due to pending eviction. Utility assistance is also available for those individuals and families that have been served a notice of utility shut off. The New Albany Housing Authority bumps anyone homeless or at imminent risk of becoming homeless to the top of the waiting list for housing.

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

Re: Center Ministries formerly Louisville Rescue Mission has opened a homeless prevention support agency in Southern Indiana to serve homeless and those at-risk that will focus on preventative and support programs including job training, counseling, and case management. First Baptist's Mission Go and Jesus Cares Exit 0,, are outreach programs that collect non-perishable food & pet supplies and place them in wooden boxes (Blessings in a Box) for families in need. A goal has been set to build 20 additional boxes in Floyd & Clark Counties.

St. Elizabeth's Affordable Supportive Housing Program has 9 separate units with 26 beds and assists parenting female head of households moving toward permanent housing. Case management is also provided. The Volunteers of America (VOA) provides supportive services (vocational, educational, counseling, etc.) for Veteran Families promoting housing stability among very low-income veteran families who reside in or are transitioning to permanent housing within 90 days. Limited financial resources prohibit the City of New Albany from supporting any one project or program with a significant amount of funds. The City will support the New Albany Housing Authority with rental creation for low-income households to make more units affordable to those at risk of homelessness. These repairs sustain the home and allow the homeowners to stay in their house. The City of New Albany's Freedom 101 Program funded this year will assist individuals being released from the Floyd County Corrections with life skills to avoid homelessness.

Volunteers of America of Louisville & Southern Indiana's HOPWA (Housing Opportunities for Persons with AIDS) program provides emergency financial assistance to individuals with HIV/AIDS who are at risk of becoming homeless or losing their utility services. In addition to housing and utilities assistance, HOPWA also provides a variety of resources to clients to help them achieve long-term housing stability, including financial management classes, legal assistance, career opportunities and nutritional supplement options.

Both Floyd & Clark County Health Departments offer free HIV and Hep C testing and education, condoms, dental dams, and clean works kits to clients. Clark County Health Department in cooperation

with Hoosier Hills Aids Coalition administers a comprehensive HIV/STD Program and integrated services to Clark & Floyd counties that include free substance abuse counseling and case management. Long and short term rental assistance, food and transportation are also provided. Baptist Health Floyd has a Step One Service provided to adults requiring medical management of withdrawal symptoms from alcohol and/or opioids.

Four tax credit properties currently serve low-income residents including the elderly in the City of New Albany. St. Edward Court situated in the downtown area having easy access to amenities has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside and is on the bus (TARC) route which makes it easily accessible for those without regular transportation. Brookview Glen Apartments is situated within a half mile of the Valley Ridge location and therefore is accessible to transportation as well. Brookview has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless. Hellenic Senior Living, opened with 125 units in the City of New Albany specific to serve lower income seniors.

Discussion

Several temporary homeless shelters and/or warming stations have and will continue to provide short term care during extreme weather conditions to provide basic services such as bed, laundry, shower, meals and referrals. These services are undertaken by Exit 0, Clean Socks, 8th Street Pizza, & Salvation Army. Social service providers, including those who serve the homeless and people with special needs, rely on other sources of funding. There are many agencies that receive financial support from the Metro United Way and some of those agencies also apply to the State of Indiana for other resources, such as the McKinney Vento Homeless Assistance Grants. For many of the social service agencies, private resources fill in most of the budget needs, with public funding covering smaller gaps in operating and programmatic costs. The City of New Albany will continue to support those agencies in seeking other funding to meet their program needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's new Zoning Ordinance has addressed certain zoning regulations that should assist with the creation of affordable housing, see section below for specifics. The City's Comprehensive Plan calls for assistance for affordable housing providers in the development of affordable housing throughout the planning jurisdiction. HUD recognizes a few universal barriers such as local and State building and zoning regulations. Affordable housing often has the image of 1950's public housing however; affordable housing means that every household spends 30%, or less of its gross income towards their total housing costs. The City is working to reduce the number of project based public housing and replace with voucher-based units dispersed throughout the planning jurisdiction.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's new Zoning Ordinance has addressed certain zoning regulations that should assist with the creation of affordable housing. The Ordinance has increased density permitted in all zoning districts; allows accessory dwelling units (ADU) or (granny flats) in all single-family zoning areas; will permit residential uses by-right within all commercial districts and reduce development standards to accommodate additional residential development in the City and the Two-Mile Fringe Area with the goal of increasing the supply of housing, both affordable and market rate. The New Albany City Plan Commission (NACPC) was the advisory board for the Comprehensive Plan in which the City adopted an 8% commitment of affordable housing units for each development that the City becomes partners with a developer. 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. To help the community overcome barriers to affordable housing development the City will strive to support the most vulnerable households achieve self-sufficiency, invest in public infrastructure improvements in low-income neighborhoods, and improve institutional structure and coordination across the community.

Discussion:

Transportation options are an important factor for affordable housing developments and should be considered when targeting areas. For-profit developers must partner with non-profit service agencies to connect services. Amenities, such as grocery stores, health care and employment options in the area are important. Advocates with a positive perception of affordable housing are needed to inform the public.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of New Albany has developed goals and objectives that are addressed in AP-20 and AP-35. Under each goal is a list of priorities and strategies that will meet needs established in the 2015-2019 Consolidated Plan. The City has obligated approximately 65% of the budget to upgrade deteriorating infrastructure and improve park facilities in the community.

Actions planned to address obstacles to meeting underserved needs

FY2019 funding will be directed to programs and projects that meet the following criteria:

- Create a visual and safety impact in the neighborhood, particularly in infrastructure projects
- Create a quality of life impact, particularly through improved park facilities
- Demonstrate a significant need
- Benefit a special need, and/or person at-risk of homelessness
- Meet the goal of the Consolidated Plan and are eligible under HUD rules

Activities that meet all of the criteria above receive the highest priority, reducing the amount of funding spent on programs or projects that do not meet the underserved communities and households.

Actions planned to foster and maintain affordable housing

The CDBG allocation to the City of New Albany is not enough to cover many projects that the City desires to fund. The Emergency Repair and Repair Affair Programs both allow homeowners to remain in their homes by assisting with repairs that might have otherwise left the property uninhabitable. The NSP Program is currently in the planning stage of constructing a new property that will be sold as affordable housing and will continue as funding becomes available. The City will contribute property to the NSP and Habitat for Humanity for rehabilitation and/or new construction for an affordable housing units as appropriate properties become available. As mentioned previously, the City intends to commit to 8% of affordable housing units with every development partnership they undertake. Also, see AP-75

Four tax credit properties currently serve low-income residents including the elderly in the City of New Albany. St. Edward Court situated in the downtown area having easy access to amenities has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside and is on the bus (TARC) route which makes it easily accessible for those without regular transportation. Brookview Glen Apartments is situated within a half mile of the Valley Ridge location and therefore is accessible to transportation as well. Brookview has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless and the newest property, Hellenic Senior Living has 125 units to serve low-income seniors.

Actions planned to reduce lead-based paint hazards

The Floyd County Health Department recommends that children six (6) years old and under be screened for lead, particularly those living in, regularly visiting or attending a child care facility built before 1978. The Health Department provides guidance to address any concerns parents might have as well as guidance abating and/or cleaning up lead based paint hazards.

Emergency Repair Program funding for owner-occupied assistance will address and work to resolve lead based paint hazards found in the home if applicable. All rehab work will be done in compliance with the Environmental Protection Agency's lead based paint rules and regulations.

Actions planned to reduce the number of poverty-level families

Tackling poverty is the most important factor in reducing social exclusion and improving the lives of our residents. The City in partnership with the social service and housing provider community, will strive for the goals and strategies below to help households stay out of poverty and/or be self sufficient:

- Promote economic empowerment by supporting facilities, services, and activities aimed at developing self-sufficiency such as, childcare, healthcare, youth enrichment programs.
- Assist businesses with improvements and job creation
- Promote Section 3 opportunities
- Provide affordable housing opportunities
- Advocate for fair housing

Actions planned to develop institutional structure

Through administrative efforts and partnerships with community agencies and groups; CoC, New Albany Housing Authority, Subrecipients, and other City departments such as the Parks Department, Planning & Zoning, etc., the City works towards building capacity and coordination of services for low-and moderate-income households. Private industry will be utilized to engineer & design public facility improvements. The City will continue to foster partnerships between for-profit, not-for-profits in the expansion of the supply of safe and affordable housing. The non-profit sector will also be involved in the delivery of services to youth and housing rehabilitation.

Actions planned to enhance coordination between public and private housing and social service agencies

As mentioned above the City connects to social service agencies through the CoC and HCSI. New Directions Housing Corporation is one of the City's subrecipients and a NeighborWorks organization. The Director of Redevelopment and the City Plan Commission will continue to coordinate with the New Albany Housing Authority to enhance the affordable housing stock. The City will continue to support and expand efforts to build capacity with members of other local housing providers.

Discussion:

The FY19 Action Plan addresses many goals, objectives and strategies as referenced throughout the Plan. The City certifies it will affirmatively further Fair Housing Choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis. The City is committed to ensuring fair housing choice for all residents within its jurisdiction and will prepare to update the Analysis of Impediments to Fair Housing Choice in the coming year. The Analysis evaluates regulations as to zoning and planning regulations and their impact on housing. The study found the following impediments to fair housing choice exist within the City of New Albany:

- Lack of local capacity and coordination to address discrimination

- Lack of public awareness and education
- Lack of local reporting mechanisms
- Lack of updated website

As a recipient of CDBG funds, New Albany, has taken appropriate actions to overcome the above-referenced effects of the impediments identified within this plan and maintain records reflecting the analysis and actions taken. The City continues to be an advocate for fair housing and has updated the fair housing page on the City's website. The Fair Housing Officer has conducted educational workshops and will continue with additional educational classes in the coming year. Funding has been set aside in the FY19 Plan to provide costs related to the Fair Housing education if needed.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of New Albany will serve as an advocate for other agencies seeking funding to bring additional resources to the community as needed. The City anticipates carrying over approximately \$192,191, from Fiscal Year 2018 and depositing \$100, in program income. These funds are included on an attachment to the Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 99.00%

The City specifies that the aggregate use of CDBG funds during **one (1)** program year shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period.