



**FISCAL YEAR 2021**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**ONE-YEAR ACTION PLAN**



**City of New Albany, Indiana  
Community Development Block Grant  
REVISED  
FY2021 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 FY2020-2024 Consolidated Community Development Plan.

The City of New Albany's Fiscal Year 2021 allocation is **\$689,552**. Descriptions of proposed projects to be undertaken are listed below:

**Housing Programs**

Housing Rehabilitation (Emergency Repair Program) \$130,000: Minor (emergency) repairs/rehabilitation for low- and moderate-income (80% AMI) homeowners in the City's Target Areas (preferred) including furnace and water heater installation, plumbing and electrical repairs, roof replacement, windows, etc., and other repairs meant to sustain the property.

Concentrated Code Enforcement \$62,000: The Code Enforcement Officer's salary and overhead costs associated with the enforcement of City & State housing and building codes will be funded through an effort to arrest the decline of distressed areas within the City's CDBG Target Areas where improvements are being made.

**Public Improvements & Public Facilities**

Elm Street & Spot Basis Sidewalk Improvements \$191,014: Continuing the Elm Street Sidewalks improvements and other spots basis if money allows of deteriorated sidewalks that restrict connections that benefit pedestrians. This will include curbs, gutters, retaining walls and drainage as needed.

Park Facilities Improvements \$130,000: Griffin Center improvements will continue with removal and replace floor tile throughout the facility, security & wifi upgrades, and basketball goals, etc.

**Public Services**

YMCA Building Assets \$20,500: A before and after school care program providing a structured caring environment with mentors that assist with homework, character development and motor activity.

Open Door Youth Services \$8,500: After school program that focuses on character development, early delinquency prevention and sexual abuse prevention education for elementary aged children.

New Albany Parks Youth Enrichment \$30,790: A program facilitated by the NA Parks Department that is meant to improve social skills and overall behavior of youth 5-17 years of age through weekly group workshops, cultural and field trip experiences.

New Albany Rides Program \$5,500: LifeSpan Resources, Inc., is a federally designated Agency for the Aging in Indiana. They promote independent living for people of all ages and provide transportation for the elderly and disabled to medical and life-enhancing locations such as the grocery, pharmacies, senior center, etc.

Clothe a Teen Program \$12,600: The Clothe a Teen Program provides middle and high school students (& elementary if in need in the same family) with a voucher to purchase school appropriate clothing to begin the school year.

STEAM Education Program \$12,662: An educational program that will promote arts and culture through STEAM (Science, Technology, Engineering, Arts, Math) education and access to equipment. Connects industries to the education entities through experiential learning.

CASA IT \$3,150: Court Appointed Special Advocate (CASA) provides best interest advocacy to abused and neglected children by recruiting, screening, training, and supporting community volunteers to become court appointed special advocates. In order to effectively serve the children outdated IT (laptops) and office equipment needs to be replaced.

Community Garden Network \$6,336: Community Garden Network is meant to create a healthier community by building spaces to grow food and educate families in an urban environment connecting families to food literacy and impacting food insecurity.

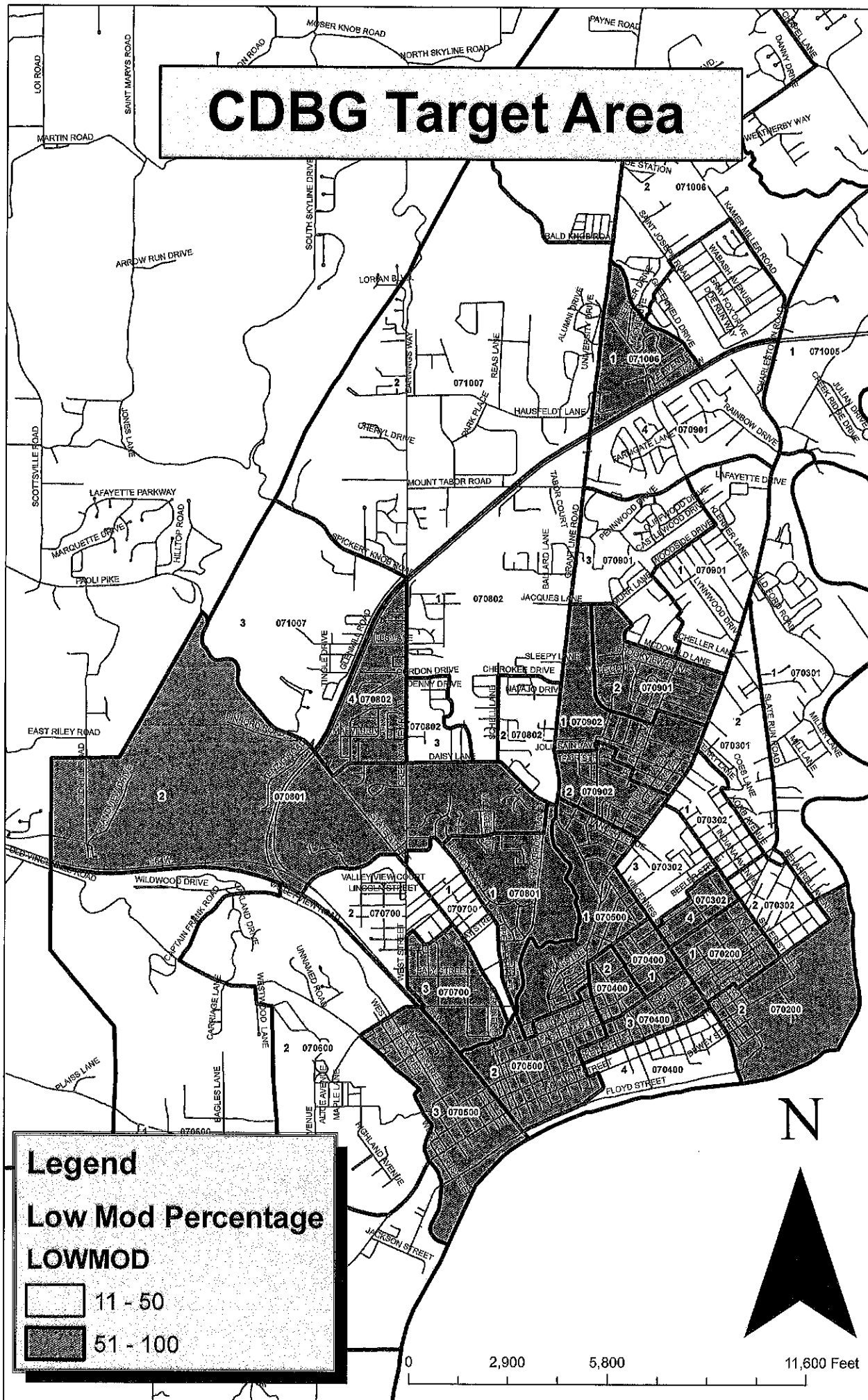
### **Planning and Administration**

General Administration, Planning & Fair Housing: \$76,500. Implementation of the FY2021 CDBG One-Year Action Plan including but not limited to staff time, office supplies, advertising, & 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.

Posted: May 25, 2021

# CDBG Target Area



## Legend

Low Mod Percentage

LOWMOD

11 - 50

51 - 100

N

0 2,900 5,800 11,600 Feet

## **Executive Summary**

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

#### **1. Introduction**

The City of New Albany is designated an entitlement community by the U. S. Department of Housing & Urban Development (HUD). HUD awards Community Development Block Grant (CDBG) funds to "Entitlement Communities" across the U. S. Awards are based on a formula calculation including factors such as population, pre-1940's housing stock, growth and decline.

To receive funding, the City of New Albany must develop a One-Year Action Plan to summarize the projects and activities to be undertaken. The Fiscal Year (FY )2021 One-Year Action Plan is developed to provide opportunities in housing, and strengthen our community through concentrated code enforcement and quality of life projects including public facility improvements. The City partners with public and private not-for-profit and for profit providers to promote enrichment and educational services.

#### **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 Plan prioritizes the stabilization of urban neighborhoods through reinvestment in the City's infrastructure and housing stock to improve walkability and livability. The City is committed to quality of life improvements to the parks system and investments in enhancements and enrichment programs that benefit the urban youth and focuses on at-risk afterschool programming. Housing programs including concentrated code enforcement are meant to enhance the City's commitment to provide safe, decent, and affordable housing for low-and moderate-income residents including the elderly and disabled.

#### **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 \$24.8 million Community Development Block Grant (CDBG) Program funds has successfully been invested in the City of New Albany. The City has a good performance record meeting HUD standards and has invested in infrastructure projects such as street improvements, sidewalk replacement, drainage improvements, neighborhood parks, and neighborhood centers in low-and moderate income areas. Community development activities have been undertaken to support micro-enterprises, youth enrichment programs, and first time home buyer assistance. Owner-occupied rehabilitation and emergency repairs programs has been a staple of the City's CDBG program, meant to stabilize neighborhoods and assist home owners to remain in their homes. The Neighborhood Stabilization Program (NSP) has invested over \$8 million in the City's Midtown area. The NSP, continues to construct homes in the Midtown area with developer proceeds.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The New Albany Redevelopment Commission adopted the FY21 Citizens Participation Plan on February 9, 2021, at which time they approved a summary to be published in the Tribune and distributed to local agencies via email. The entire Citizens Plan was posted in the Library, the City-County Building and on the City's website.

Annual Redevelopment meetings are scheduled on the second and fourth Tuesdays of the month. Currently due to COVID restrictions meetings and Public Hearings will be held virtual via ZOOM. Instructions to attend will be posted on the City Hall website at [www.newalbanycityhall.com](http://www.newalbanycityhall.com) (unless otherwise notified). The current schedule for 2021 public meetings, public hearings and key dates is as follows.

**Tuesday, February 09, 2021, 2:30 p.m.**

NARC will authorize the Citizens Participation Plan key dates for publication in the Tribune on Saturday, February 13, 2021.

**Tuesday, February 23, 2021, 2:30 p.m.**

NARC shall conduct a Public Hearing concerning the nature of the Community Development Block Grant program and to accept input into the development of the FY21 One-Year Action Plan via ZOOM. Instructions to attend will be posted on the City Hall website at [www.newalbanycityhall.com](http://www.newalbanycityhall.com).

**Tuesday, March 23, 2021, 2:30 p.m.**

NARC will adopt the DRAFT summary of the FY21 One-Year Action Plan and authorize publication and distribution of Plan.

**Saturday, March 27, 2021**

NARC will publish DRAFT summary of FY21 One-Year Action Plan in the News & Tribune and post on City's website.

**Monday, March 29, 2021 through Tuesday, April 27, 2021**

Thirty-day comment period commences and concludes.

**Tuesday, May 11, 2021, 2:30 p.m.**

NARC will ADOPT the final FY21 One-Year Action Plan.

**Friday, May 14, 2021**, NARC will submit Plan to HUD.

**Tuesday, September 14, 2021, 2:30 p.m.**

NARC will conduct a Public Hearing to report the Grantee's performance for FY2020

**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 on the draft Plan will commence on March 29, 2021 and conclude on April 27, 2021. A summary will be inserted into this section once comments are received.

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

All views and comments are encouraged and accepted.

**7. Summary**

The City of New Albany is committed to using CDBG funds as well as local funds to revitalize its neighborhoods, and address the needs of the community through quality of life projects.

## 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

### Consolidated Plan Public Contact Information

Josh Staten, Redevelopment Director  
311 Hauss Square, Room 325  
City-County Building  
New Albany, IN 47150  
jstaten@cityofnewalbany.com



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The New Albany Redevelopment Commission (NARC) serves as the lead agency for the City's Community Development Block Grant (CDBG) Program. NARC has the responsibility for planning and implementation of the grant program including monitoring and sustaining community partnerships. NARC intentionally engages community partners with interests in urban development and citizenry groups, housing organizations, health and social service providers. Planning with purpose and meaningful stakeholder engagement is a key component of NARC's standard operating practice.

**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(l))**

The City of New Albany's Comprehensive Plan, reiterates the City's commitment to affordable housing while reducing the number of project based public housing units. New Albany City Departments such as Redevelopment, the Plan Commission, Public Works, and the City Engineer collaborate on a variety of housing advocates, governmental agencies and community leaders regarding activities such as the de-concentration of several areas of extreme poverty concentration, planning for affordable housing in various neighborhoods, and collaborating with entities such as KIPDA, University of Louisville Research Foundation, the Community Foundation of Southern Indiana, IU Southeast Applied Research and Education Center, One Southern Indiana (Chamber of Commerce) to execute tasks that are a part of the shared vision for New Albany.

The City of New Albany supports the local Continuum of Care (CoC), the regional collaborative group of housing, and service providers hosted by the Homeless Coalition of Southern Indiana (HCSI). Additionally, organizations such as LifeSpan Resources, the YMCA, Center for Women & Families, St. Elizabeth, and LifeSpring Health Systems a mental health provider, all provide a variety of supportive services to the jurisdiction and surrounding communities to assist people in having a better quality of life.

**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 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 Homeless Coalition of Southern Indiana (HCSI) is the lead agency for Continuum of Care (CoC). The local CoC members meet as a planning council of this coalition after the regular meetings. The HCSI created a centralized intake referral system for service providers for housing and supportive services. This tool will provide efficiencies and help strengthen the region's ability to effectively match community services with resident needs. 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. Catalyst Rescue Mission remains the only full-time shelter in Southern Indiana. Unaccompanied youth are directed to the Floyd County Youth Shelter.

Catalyst Rescue Mission, The Salvation Army, St. Elizabeth's Catholic Charities, Hope Southern Indiana, Jesus Cares @ Exit O, CASI & HCSI members continue to assess and address the needs of homeless persons and all serve as a point of referral for a broad variety of services and housing programs that operate in our community. HCSI Lifespring Health Systems, St. Elizabeth's, Center for Women & Families all provide mental health and case management services. Other services provided are detailed in AP65.

The Point in Time Count in January each year is supported by many of the HCSI & CoC agencies. The City completes the Certification of Consistency with the City's Consolidated Plan as appropriate and needed for these agencies.

**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	LifeSpan Resources
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LifeSpan Resources attended the public hearing and requested funding for the New Albany Rides Program that provides rides to the elderly and disabled.
2	Agency/Group/Organization	Hope Southern Indiana
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hope Southern Indiana attended the public hearing and requested funding for the Clothe a Teen Program that assists youth with clothing approved by the school corporation to begin school.
3	Agency/Group/Organization	YMCA of Greater Louisville
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	<b>Non-Homeless Special Needs Childcare</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The YMCA attended the public hearing and requested funding for Building Assets for New Albany Youth that provides before and after school care.
4	<b>Agency/Group/Organization</b>	New Albany Parks & Recreation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	<b>Non-Homeless Special Needs Public Services</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The New Albany Parks & Recreation Department attended the public hearing and requested funding for the Youth Enrichment Program that provides youth with a variety of enriching opportunities.
5	<b>Agency/Group/Organization</b>	Open Door Youth Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Open Door Youth Services attended the public hearing and requested funding for the New Directions Program that focuses on character development and early delinquency prevention.
6	Agency/Group/Organization	NEW DIRECTIONS HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Planning organization Neighborhood Works Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New Directions attended the public hearing and requested funding for the Emergency Repair Program, which provides rehab/repairs for low-and moderate-income homeowners.
7	Agency/Group/Organization	Blessings in a Backpack Floyd County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	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?	Blessings attended the public hearing and requested funding for the food insecurity program.
8	Agency/Group/Organization	Maker 13
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Maker 13 attended the public hearing and requested funding for a STEAM Education Program to educate and inspire the community to innovate and train people on advanced manufacturing tools.
9	Agency/Group/Organization	Olive Tree Resources, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Olive Tree attended the public hearing and requested funding for a Teen Leadership Program, however they later withdrew the request.
10	Agency/Group/Organization	Let Us Learn, Inc.
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Let Us Learn, Inc., attended the public hearing and requested funding for an educational approach to food insecurity.
11	Agency/Group/Organization	CASA of Floyd County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CASA of Floyd County attended the public hearing and requested funding for IT upgrades for their services advocating for abused and neglected children.

12	<b>Agency/Group/Organization</b>	New Albany Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The NAHA Director was consulted on the current status and plans for the upcoming year.

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

All agencies are encouraged to participate in the planning process.

### 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--Strategic Plan to End Homelessness by 2025	Homeless Coalition of SO IN	Housing cost burden is listed in the City's Strategic Plan as the largest need identified.
New Albany's Comprehensive Plan	New Albany City Plan Commission	The Comprehensive Plan addresses the need for affordable housing, transportation, and public infrastructure improvements.
Comprehensive Housing Analysis	NA Redevelopment Commission	This plan addresses all housing needs including rental, senior, and affordable.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City of New Albany 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

Views of citizens, public and private agencies, non-profits, and other interested parties were solicited to ensure reasonable and accessible involvement of the community at large. Due to COVID restrictions meetings and public hearings were held via ZOOM. Citizens' solicitation details are listed below. The City considers all comments and requests while drafting and assessing the One-Year Action Plan.

#### 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 Meeting	Non-targeted/broad community	A Citizens Participation meeting was held on February 9, 2021, at which time the Citizens Participation Plan was approved and dates were set for publications and hearings.	No comments were received from the general public.	All comments are encouraged and accepted.	
2	Newspaper Ad	Non-targeted/broad community	The Citizens Plan was published in the Tribune on Saturday, February 13, 2021	No comments were received from the public.	All comments are encouraged and 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)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>The Citizens Plan was distributed to local agencies on February 10, 2021 in English and Spanish.</p>	<p>Eleven agencies contacted</p> <p>Redevelopment to request a funding application.</p>	<p>All comments are encouraged and accepted.</p>	
4	Posted Citizens Plan	Non-targeted/broad community	<p>The Citizens Plan was posted at the Library, City-County Building and other agencies that it was sent to via email including the New Albany Housing Authority.</p>	<p>No comments were received.</p>	<p>All comments are encouraged and 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)
5	Public Hearing	Non-targeted/broad community	A public hearing was held on February 23, 2021, via ZOOM at which time eleven agencies spoke and requested funding from the program.	Eleven agencies requested funding for an array of activities that included education, teen leadership, gardening, IT equipment, transportation, and enrichment activities for youth, etc.	All comments were accepted.	
6	Public Meeting	Non-targeted/broad community	On March 23, 2021, the Redevelopment Commission adopted a draft of the FY21 proposed Plan and authorized it for release to the public for comments and a summary published in the News & Tribune.	TBD		

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)
7	Newspaper Ad	Non-targeted/broad community	A summary of the draft FY21 Plan projects are published in the News and Tribune for a 30-day comment period.	TBD		
8	Internet Outreach	Non-targeted/broad community	The FY21 draft Plan was posted on the City's website and a notice was sent to 20+ agencies via email that the posting was out for a 30-day comment period.	TBD		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of New Albany will utilize CDBG funding from the US Department of Housing and Urban Development to achieve its goals. The FY21 allocation is **\$689,552**. Approximately ninety-nine percent of the funding will benefit low to moderate income individuals, households or areas.

Only 15 percent of the CDBG funds, approximately \$100,000, may be used to fund public and social service activities. The remaining funds may be used to go towards bricks and sticks activities including housing, public facilities and public infrastructure projects.

#### 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	Admin and Planning Economic Development Housing Public Improvements Public Services	689,552	0	0	689,552	2,020,834	expected amount reflects the next 3 years

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**

The City of New Albany does not require projects receiving CDBG funding to meet any match requirements. However, many of the projects and programs with large budgets are only partially funded with CDBG dollars, and naturally require other funds. The largest awards are used towards housing and public infrastructure projects.

Social service providers, including those who serve the homeless and people living with HIV/AIDS, rely on other sources of funding. 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 and other local resources must make up for the decrease in public funding.

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

The City of New Albany and the Department of Redevelopment will donate publicly owned property to Habitat for Humanity, the Neighborhood Stabilization Program, and developers if certain criteria is met and property becomes available to address the needs in the plan.

### **Discussion**

The primary activities the City of New Albany will support this year are:

- Development of affordable housing opportunities
- Improvement of accessibility of public infrastructure
- Code Enforcement for sustainability
- Prevention of homelessness
- Support social services to low income households

Each of these activities and projects will require resources outside of the CDBG funding. Most will require local, State or private funding from outside agencies. These resources offer competitive grants to programs that meet missions and visions of the granting agency. Each year the City of New Albany will work with recipients to support their applications to outside agencies for additional funding as the City's allocation has become a small piece of a larger funding plan.

## 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	Affordable Housing Creation & Sustainability	2020	2024	Affordable Housing	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: \$130,000	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Code Enforcement	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Reduce Slum & Blight	CDBG: \$62,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
3	Infrastructure Improvements	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: <b>\$191,014</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1075 Persons Assisted
4	Park Facilities	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: \$130,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4120 Persons Assisted
5	Public Services	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Community & Public Service Development	CDBG: \$94,538	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Transportation	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of New Albany	Community & Public Service Development	CDBG: \$5,500	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
7	Administration, Planning & Fair Housing	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Administration, Planning & Fair Housing Initiative	CDBG: \$76,500	Other: 1 Other

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing Creation & Sustainability						
	Goal Description	Create affordable housing opportunities for the City of New Albany including Minor (emergency) rehab/repair for low-and moderate-income homeowners including elderly and disabled through the Emergency Repair Program. New construction of affordable housing units will be undertaken through the Neighborhood Stabilization Program Developer Proceeds Program and/or Habitat for Humanity.						
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.						
3	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, retaining walls and drainage, if applicable.						

4	<b>Goal Name</b>	Park Facilities
	<b>Goal Description</b>	Improvements in the City's Park system that will provide quality of life and assist in creating a sustainable community.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Youth services providing enriching opportunities are provided by several agencies and organizations. These opportunities might otherwise be unattainable.
6	<b>Goal Name</b>	Transportation
	<b>Goal Description</b>	Transportation provided to medical and social life-enhancing locations for elderly and disabled to promote independent living.
7	<b>Goal Name</b>	Administration, Planning & Fair Housing
	<b>Goal Description</b>	Implementation of the City's FY2021 One-Year Action Plan, including planning and Fair Housing activities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of New Albany will utilize CDBG funding from the US Department of Housing and Urban Development to achieve its goals. The FY2021 entitlement is **\$689,552**.

Forty-six percent of the FY21 budget will fund public facility projects (sidewalks & park improvements) that benefit low-and moderate-income areas. Another twenty-eight percent will fund housing activities including concentrated code enforcement, while fifteen percent will be used to fund public service activities. The remaining funding is for project delivery and administrative costs.

#### Projects

#	Project Name
1	Housing Rehabilitation (Emergency Repair Program)
2	Concentrated Code Enforcement
3	Park Facility Improvements
4	Elm Street & Spot Basis Sidewalk Improvements
5	YMCA Building Assets
6	Open Door Youth Services
7	NA Parks Youth Enrichment Program
8	New Albany Rides
9	Clothe a Teen Program
10	STEAM Education
11	CASA IT
12	Community Garden Network
13	General Administration/Planning & Fair Housing

**Table 7 - Project Information**

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

These allocations are meant to sustain property, improve public facilities for a more walkable and livable community and provide public service programs that enrich families and build communities.

**AP-38 Project Summary**  
**Project Summary Information**

Annual Action Plan  
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1	<b>Project Name</b>	Housing Rehabilitation (Emergency Repair Program)
	<b>Target Area</b>	CITY OF NEW ALBANY TARGET AREA City of New Albany
	<b>Goals Supported</b>	Affordable Housing Creation & Sustainability
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Minor (emergency) repairs/rehabilitation for low-and moderate-income (80% AMI) homeowners in the City's Target Areas (preferred) including furnace and water heater installation, plumbing and electrical repairs, roof replacement, windows, etc., and other repairs meant to sustain the property. Eligible per 24CFR 570.202(a)(1), low/mod housing benefit (14A).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At minimum 15 families are estimated to be served of 80% AMI.
	<b>Location Description</b>	Generally the participants are within the City's CDBG Target Area which is defined by the low/mod census tracts.
	<b>Planned Activities</b>	Emergency repairs for 15 households.
2	<b>Project Name</b>	Concentrated Code Enforcement
	<b>Target Area</b>	CITY OF NEW ALBANY TARGET AREA
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$62,000
	<b>Description</b>	The Code Enforcement Officer's salary and overhead costs associated with the enforcement of City & State housing and building codes will be funded through an effort to arrest the decline of distressed areas within the City's CDBG Target Areas where improvements are being made. Eligible per 24CFR 570.202(c), low/mod area benefit (15).
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 households of varying incomes will benefit along with the entire neighborhood.
	<b>Location Description</b>	This project will be conducted in low/mod census tracts.
	<b>Planned Activities</b>	To reduce code violations and promote community sustainability.
<b>3</b>	<b>Project Name</b>	Park Facility Improvements
	<b>Target Area</b>	CITY OF NEW ALBANY TARGET AREA
	<b>Goals Supported</b>	Park Facilities
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Griffin Center improvements will continue with removal and replace floor tile throughout the facility, security & wifi upgrades, and basketball goals, etc. Eligible per 24CFR 570.202(c), low/mod area benefit (03F or 03E).
	<b>Target Date</b>	5/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The area serves approximately 5,715 people of which 4,120 are considered low/mod (72%).
	<b>Location Description</b>	Griffin Neighborhood Center at 1140 Griffin Street.
	<b>Planned Activities</b>	Provide quality of life improvements to this neighborhood center.
<b>4</b>	<b>Project Name</b>	Elm Street & Spot Basis Sidewalk Improvements
	<b>Target Area</b>	CITY OF NEW ALBANY TARGET AREA
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	<b>CDBG: \$191,014</b>
	<b>Description</b>	Continuing the Elm Street Sidewalks improvements and other spots basis if money allows of deteriorated sidewalks that restrict connections that benefit pedestrians. This will include curbs, gutters, retaining walls and drainage as needed. Eligible per 24CFR 570.201(c), low/mod area benefit (03L).
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1075 families will benefit in a 60% low/mod area.
	<b>Location Description</b>	Elm Street between Vincennes and Silver Streets and spot basis if money allows.
	<b>Planned Activities</b>	Repair/replace deteriorated sidewalks.
<b>5</b>	<b>Project Name</b>	YMCA Building Assets
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$20,500
	<b>Description</b>	A before and after school care program providing a structured caring environment with mentors that assist with homework, character development and motor activity. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to serve approximately 50 low-and moderate-income youth.
	<b>Location Description</b>	The 4 schools include: Fairmont, Green Valley, SE Jones, and Slate Run.
	<b>Planned Activities</b>	Before and after school care.
<b>6</b>	<b>Project Name</b>	Open Door Youth Services
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$8,500
	<b>Description</b>	After school program that focuses on character development, early delinquency prevention and sexual abuse prevention education for elementary aged children. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 low-and moderate-income elementary school aged children will attend this program.
	<b>Location Description</b>	Four schools will participate: Fairmont, Green Valley, SE Jones, & Slate Run.
	<b>Planned Activities</b>	After school program focusing on elementary students.
7	<b>Project Name</b>	NA Parks Youth Enrichment Program
	<b>Target Area</b>	CITY OF NEW ALBANY TARGET AREA
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$30,790
	<b>Description</b>	This program facilitated by the NA Parks Department and is meant to improve social skills and overall behavior of youth 5-17 years of age through weekly group workshops, cultural and field trip experiences. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 youth are expected to participate in this program throughout the year.
	<b>Location Description</b>	These activities take place at the Griffin Recreation Center, and the Housing Authority campuses.
	<b>Planned Activities</b>	Workshops, sports, and field trip experiences for youth 5-17 years of age.
8	<b>Project Name</b>	New Albany Rides
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services Transportation
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$5,500



	<b>Description</b>	LifeSpan Resources, Inc., is a federally designated Agency for the Aging in Indiana. They promote independent living for people of all ages and provide transportation for the elderly and disabled to medical and life-enhancing locations such as the grocery, pharmacies, senior center, etc. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05Z).
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 75 New Albany residents of low-income are expected to be served.
	<b>Location Description</b>	This program serves participants all around New Albany however their offices are located at 33 State Street, New Albany.
	<b>Planned Activities</b>	Transportation for the elderly and disabled to medical and social enhancing locations.
<b>9</b>	<b>Project Name</b>	Clothe a Teen Program
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$12,600
	<b>Description</b>	The Clothe a Teen Program provides middle and high school students ( & elementary if in need in the same family) with a voucher to purchase school appropriate clothing to begin the school year. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 120 students of low-and moderate-income families will benefit from Clothe a Teen.
	<b>Location Description</b>	The program will be facilitated by Hope Southern Indiana located in Brown Starks Neighborhood Center at 1200 Bono Road.
	<b>Planned Activities</b>	Providing school appropriate clothing vouchers to 120 New Albany-Floyd County School Corporation students.
<b>10</b>	<b>Project Name</b>	STEAM Education

	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$12,662
	<b>Description</b>	An educational program that will promote arts and culture through STEAM (Science, Technology, Engineering, Arts, Math) education and access to equipment. Connecting industries to the education entities through experiential learning. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 35 low-and moderate-income participants are expected.
	<b>Location Description</b>	Locations have not been determined at this time. Maker 13 is the facilitator, located at 629 Michigan Avenue, Jeffersonville.
	<b>Planned Activities</b>	STEAM education and access to equipment workshops.
<b>11</b>	<b>Project Name</b>	CASA IT
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$3,150
	<b>Description</b>	Court Appointed Special Advocate (CASA) provides best interest advocacy to abused and neglected children by recruiting, screening, training, and supporting community volunteers to become court appointed special advocates. In order to effectively serve the children outdated IT (laptops) and office equipment needs to be replaced. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 485 presumed benefit children will benefit from the agency upgrade.

12	<b>Location Description</b>	CASA New Albany is located at 115 E. Spring Street.
	<b>Planned Activities</b>	Purchase new laptops and shredder.
	<b>Project Name</b>	Community Garden Network
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community & Public Service Development
	<b>Funding</b>	CDBG: \$6,336
	<b>Description</b>	Community Garden Network is meant to create a healthier community by building spaces to grow food and educate families in an urban environment connecting families to food literacy and impacting food insecurity. Eligible per 24CFR 570.201(e), low/mod clientele benefit (05D).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 low-and moderate-income families are estimated to participate.
	<b>Location Description</b>	Location is not determined at this time.
	<b>Planned Activities</b>	Educate families through food literacy.
13	<b>Project Name</b>	General Administration/Planning & Fair Housing
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Administration, Planning & Fair Housing
	<b>Needs Addressed</b>	Administration, Planning & Fair Housing Initiative
	<b>Funding</b>	CDBG: \$76,500
	<b>Description</b>	Implementation of the FY2021 CDBG One-Year Action Plan including but not limited to staff time, office supplies, advertising, & 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 (20,21A & 21D)
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Department of Redevelopment, City of New Albany Room 325, City-County Building 311 Hauss Square, New Albany, IN
	<b>Planned Activities</b>	FY21 CDBG One-Year Action Plan

## **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. Areas with this high percentage with primarily residential will receive public and park facility improvements. The public infrastructure project (sidewalks) is expected to be the low-income concentration Census Tract 070200. The Parks' project is in low-income Census Tracts 070700 and 0708.01. The rule for CDBG funds is that an area must have at least 51 percent of the households earn less than 80 percent of the area median income.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY OF NEW ALBANY TARGET AREA	86
City of New Albany	14

**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 an allocation are shared by the majority of residents of an entire neighborhood. 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 housing sustainability is an important priority and will be accomplished by partnering with New Directions Housing Corporation for rehabilitation and/or new construction through the Neighborhood Stabilization Program proceeds and private developers for rental construction.

### **Discussion**

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

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City's Comprehensive Plan recognizes the need to expand the supply of affordable housing units and committed an 8% set aside of affordable housing units in all City partnered housing developments. The City will continue to partner with developers who are willing to commit to affordable housing and also recognizes the need to encourage developers to make that same commitment on private projects.

The City's 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 Emergency Repair Program and New Directions' Repair Affair Program are ongoing and 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 and expected to complete 2 units this coming year. 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	4
The Production of New Units	2
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	21

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

## **Discussion**

During FY21 a comprehensive effort will be focused on improving the housing stock in the City by funding the salary and overhead costs directly related to the CDBG concentrated code enforcement of the City & State building and housing codes in the low-and moderate-income census tracts.

### ***AP-60 Public Housing – 91.220(h)***

#### **Introduction**

The New Albany Housing Authority will continue to implement the primary actions in its 5-year strategic plan. One of its keynote areas of focus is on collaborating with Redevelopment and Planning regarding de-concentration and focusing on maximizing Rental Assistance Demonstration. This information is provided by the NAHA.

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

There are a number of actions that NAHA will implement over the course of its current Strategic Plan. What follows is a list of some of those objectives:

##### **Strategic Goal 1: Meet the Need for Quality Affordable Rental Homes – Rental Alignment**

Increase the number of replaced or rehabilitated using the Rental Assistance Demonstration (RAD).

NAHA and New Hope Services have partnered to build 32 duplexes and seven single family housing units of which 20% would be set aside for NAHA residents. New Hope was awarded a 9% tax credit allocation from Indiana Housing Community Development Authority (IHCDA). NAHA has applied for demolition of Riverview Tower and expects a decision from HUD in 2021.

##### **Strategic Goal 2: Use Housing as a Platform for Improving Quality of Life**

NAHA will continue to review the waitlist to ensure that persons experiencing chronic homelessness are served on a priority basis. NAHA will continue to outreach to homeless Veterans living in shelters or transitional housing through participation in the Interagency Homeless Initiative

Strategic Goal 3: Increase the health and safety of homes and embed comprehensive energy efficiency and health housing criteria across NAHA programs

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

NAHA has one of the first Family Unification Programs in the nation. Working with the Division of Family & Children the partnership provided Housing Choice Vouchers to families requiring stable housing to be reunited. Currently 50 Vouchers are available and another 45 Family Unification Vouchers were awarded in 2020. NAHA continues to foster and support Resident Councils. Additionally, the family self-sufficiency program provides training and education, transportation, job referrals, GED/literacy programs, just to name a few.

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

NAHA's last review indicated it was in the High Performance Category.

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

##### **Introduction**

The Continuum of Care (CoC) supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness, and strategies for engaging mainstream partnerships to ensure that all residents of Southern Indiana are able to access and maintain permanent housing. The City's development actions continue to align with respect to planning being done to house one of its most vulnerable populations, the homeless and those at-risk of becoming homeless.

##### **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 Catalyst Rescue Mission, Homeless Coalition of Southern Indiana (HCSI), The Salvation Army and Hope Southern IN are among others in the community that reach out and assess the homeless and at-risk of becoming homeless population. These agencies continue to work with Floyd and Clark counties on community planning to ensure agencies are prepared for COVID-19. The HCSI created a centralized intake referral system for service providers for housing and supportive services. This tool will provide efficiencies and help strengthen the region's ability to effectively match community services with resident needs. There are approximately 27 agencies actively involved which include the school system, mental health agencies, housing providers, food bank etc.

The HCSI is the lead agency for the CoC, whose strategic plan addresses outreach, prevention and programming needs. Additionally, the CoC will continue to implement the strategic pillars of the "Strategic Plan to End Homelessness in Clark & Floyd Counties by 2025. The White Flag, inclement weather assistance & sheltering program will continue to be implemented.

##### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Catalyst Rescue Mission, Volunteers of America, Kaiser Support Services, Center for Women & Families, and other community-based organizations assist with emergency & transitional housing while continuing to assess and address the needs of homeless persons. The number of beds including permanent/supportive housing is discussed below.

##### **Emergency Shelter:**

St. Elizabeth's Emergency Shelter – 19 beds (women & children)  
Catalyst Rescue Mission's Emergency Shelter-82 beds  
HCSI/Salvation Army White Flag

##### **Transitional & Permanent Supportive Housing:**

St. Elizabeth's Affordable Supportive Housing 9 units (26 beds)  
St. Elizabeth's Regional Maternity Center- 12 beds  
Jill's Hope Transitional Housing for Domestic Violence Victims-16 beds



Liberty Place (Veterans)-16 beds

LifeSpring Permanent Supportive Housing-17 apartments (35 beds)

Blue River (Stepping Stones) Supportive housing for young adults (18-25) with disabilities- 7 units

**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**

Through the assistance of organizations like The Salvation Army, New Albany Township Trustee, Catalyst Rescue Mission, Liberty Place and Volunteers of America, Center for Women & Families these organizations are able to provide such services as vocational education, counseling, rent and utility assistance, mental health screening, and other daily living services. The Volunteers of America (VOA) provides rental assistance, vocational, educational and counseling for Veterans and their families that promote stability who reside in or are transitioning to permanent housing. The Center for Women & Families provides hotel vouchers as needed, legal advocacy, counseling and transportation. Indiana University Southeast (IUS) Veterans Organization collects non-perishables, clothing, and household items that assist veteran's transition into a stable life. Liberty Place (Kaiser Home Support Services) has 16 rooms for homeless Veterans with a 24 hour staff. Hope Southern Indiana holds monthly meetings for veterans. Blue River Services provide rentals and supportive services for homeless young adults (18-25) with disabilities. Unaccompanied youth are referred to the Floyd County Youth Shelter.

**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.**

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.

Jesus Cares Exit 0, has outreach programs collecting non-perishable food & pet supplies and placing them in wooden boxes (Blessings in a Box) for families in need around Floyd and 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. 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.

## **Discussion**

Several temporary homeless shelters and/or warming stations 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, & 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. 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.

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

### **Introduction:**

The City will strive to achieve and expand the supply of affordable housing; support programs that help the most vulnerable households achieve self-sufficiency and improve institutional structure and coordination among providers.

**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 Comprehensive Plan recognizes the need to expand the supply of affordable housing units and commits to an 8% set aside of affordable housing units in all City partnered housing developments. The City also encourages developers to make that same commitment. The City's Zoning Ordinance addresses

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; permits residential uses by-right within all commercial districts and reduces development standards to accommodate additional residential developments in the City and the Two-Mile Fringe Area with the goal of increasing the supply of housing, both affordable and market rate.

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. 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.

### **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, healthcare and employment options in the area are important.

### ***AP-85 Other Actions – 91.220(k)***

#### **Introduction:**

The City of New Albany has developed the following actions planned to address underserved needs; sustain affordable housing, reduce lead-based paint hazards, reduce poverty, develop institutional structures, and enhance agency coordination. The goals and objectives that are addressed in AP-20 and AP-35 will create a visual and safety impact in the neighborhood. The City has obligated approximately 46% of the budget to upgrade infrastructure and public facility improvements in the community.

#### **Actions planned to address obstacles to meeting underserved needs**

The 2020-2024 Consolidated Plan discusses the challenge of addressing the needs in the community because of the perception of affordable housing and insufficient funding to meet the need. Lack of funding lessens the ability to fund many worthwhile projects. The City will use its limited resources to address the greatest needs to improve the quality of life for New Albany residents. CDBG funds will be directed to programs with the highest priorities and projects that meet the following criteria:

- Goals that demonstrate a significant need
- Aging in place population who need housing and accessibility improvements
- Rehabilitation of aging housing stock
- Benefits a special need population including homeless and at-risk of homelessness
- Creates a visual impact in a neighborhood

#### **Actions planned to foster and maintain affordable housing**

The CARES Act funding will assist families with rental/mortgage and utility assistance, etc., that have been affected financially by the pandemic.

The City's Comprehensive Plan recognizes the need to expand the supply of affordable housing units and commits to an 8% set aside of affordable housing units in all City partnered housing developments. The City also recognizes the need to encourage developers to make that same commitment. The City's Zoning Ordinance has increased density permitted in all zoning districts; allows accessory dwelling units (ADU) or (granny flats) in all single-family zoning areas; permits residential uses by-right within all commercial districts and reduces 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 CDBG allocation to the City of New Albany is not enough to cover the many projects that the City desires to fund. The City's Emergency Repair Program and New Directions' Repair Affair Program both allow homeowners to remain in their homes by assisting with repairs that might have otherwise left the property uninhabitable. These programs help 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. 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 and encouraging developers to foster the same plans for rental units.

#### **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 childcare 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. The City is consistent with HUD's lead-based paint regulations and requirement including safe lead work practices as needed for all housing rehab projects including the Emergency Repair Program. Federal regulations require that lead hazard evaluation and reduction be carried out for all CDBG activities receiving housing assistance for those houses that were constructed before 1978. New Directions, partners with the City to implement the Emergency Repair Program for owner-occupied and internally evaluates and assesses the paint hazards on all project sites and determines if further clearance is needed 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. The "Protect Your Family from Lead in Your Home" pamphlet will be distributed to rehab participants of the Emergency Repair Program as applicable.

#### **Actions planned to reduce the number of poverty-level families**

According to the 2014-2018 American Community Survey approximately 17.4% of New Albany persons live in poverty. The City's anti-poverty strategy is based on attracting new businesses and supporting workforce development including job training. In addition to partnerships with local social service and housing providers in the community, the City strives to help households elevate themselves out of living in poverty by supporting services aimed at developing self-sufficiency and creating jobs. All CDBG RFPs, bids, contracts, and agreements identify and encourage Section 3. 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, and 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**

City departments such as the Board of Public Works and Safety, New Albany City Plan Commission, Department of Inspection, and other boards and commissions including the New Albany Redevelopment Authority and the New Albany Historic Preservation Commission assist the New Albany Redevelopment Department which is the responsible entity for the administration of the CDBG Programs. The City continues to foster partnerships between non-profit and for-profit agencies in the expansion of the supply of safe and affordable housing and the delivery of social service activities. The objectives of these agencies and the City are to expand the supply of safe, decent and affordable housing, assist the homeless, and provide public and social services.

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

The City of New Albany will continue its support of social service agencies; non-profit housing organizations and private organizations to not only build up the capacity, but to also connect the members. By connecting these different organizations, planning efforts will be more streamlined, and projects developed from those efforts will go more to address the households and individuals with the most need. As the local unit of government, the City is empowered to apply for and administer certain types of grants. Support from the City, expressed as a certification of consistency or some other instrument, will be provided if needed.

Social service agencies are a link between the provision of housing and the population it is intended to serve. The agencies work directly with providers of services to persons with special needs including mental health, disabled, elderly, drug and alcohol addiction and families that are at-risk of becoming homeless. Although these agencies cannot provide housing, they can direct housing efforts where needed and are integral in the planning of housing and services for target populations. Non-profit housing agencies play a role in the implementation of this plan through the rehabilitation of existing units. The New Albany Housing Authority is responsible for the management and maintenance of public housing units. The Housing Authority will continue in its efforts to modernize these public housing units in order to provide decent, affordable housing in the City.

### **Discussion:**

As a recipient of HUD funds, the City of New Albany certifies it will affirmatively further fair housing choice by addressing the impediments in its 2020 Analysis of Impediments to Fair Housing Choice, and take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City is committed to ensuring fair housing choice for all residents within its jurisdiction.

## Program Specific Requirements

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

#### Introduction:

The CDBG entitlement allocation of \$679,538 is the only funding source that the City of New Albany expects for fiscal year 2021. No program income is expected to be received. The City will serve as an advocate for other agencies seeking funding to bring additional resources to the community as needed.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### 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.