



**DRAFT FISCAL YEAR 2017**  
**CDBG ONE-YEAR ACTION PLAN**

# Executive Summary

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

### 1. Introduction

In Fiscal Year 2017 (FY17) the City 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 to address various issues associated with having one of the oldest housing-stock in the State is 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 home owners which will be assisted through the housing programs by providing repairs that might otherwise be unattainable to sustain the property.

### 2. Summarize the objectives and outcomes identified in the 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.

### 3. Evaluation of past performance -*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

Approximately \$23 million has been successfully invested through the CDBG Program since 1975, in street improvements, sidewalk replacement/repairs, drainage improvements, neighborhood parks, neighborhood centers, youth enrichment programs, and micro-enterprise startups. The City has invested in home ownership assistance and rehabilitation of owner-occupied homes, and minor or emergency repairs to stabilize deteriorating neighborhoods. 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 and sold 6 new affordable homes and 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 2017 One-Year Action Plan*.

The full Citizens Participation Plan is made 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, The Salvation Army and on the City's website at [www.cityofnewalbany.com](http://www.cityofnewalbany.com).

The current schedule for the FY17, 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 14, 2017, 2:30 p.m.**

NARC authorized the FY17 Citizens Participation Plan and key dates for the FY17 CDBG One-Year Action Plan.

**Saturday, February 18, 2017**

A summary of the Citizens Participation Plan published in the Tribune.

**Saturday, March 4, 2017**

A notice of public hearing concerning the FY17 CDBG One-Year Action Plan published in the Tribune.

**Tuesday, March 14, 2017, 2:30 p.m.**

NARC conducted a Public Hearing concerning the nature of the Community Development Block Grant program and to accept community input into the development of the FY17 One-Year Action Plan in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

**Tuesday, March 30, 2017, 2:30 p.m.**

NARC will ADOPT a Draft FY17 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 01, 2017**

Publish the FY17 DRAFT One-Year Action Plan summary in the Tribune, on the City's website and distribute to community agencies.

**Monday, April 03, 2017 through Wednesday, May 02, 2017**

A thirty-day comment period on the Plan commences and concludes.

**Tuesday, May 09, 2017, 2:30 p.m.**

NARC will ADOPT the FY17 One-Year Action Plan.

**Tuesday, September 12, 2017, 2:30 p.m.**

NARC will conduct a Public Hearing to report the Grantee's performance for FY2016.

**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 will conclude on May 02, 2017, at which time a summary of the comments will be inserted.

**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 will conclude on May 02, 2017.

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 for implementing the City of New Albany's CDBG Program.

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

In order to better use the resources of the community and expertise of non-corporate organizations with interests in urban development, and 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 2016/17, 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 Directors of Economic Development & Redevelopment and the New Albany City Plan Commission attend the New Albany Housing Authority (NAHA) monthly meetings and work with the Mayor, NAHA Board and staff on housing matters, including planning and redevelopment of affordable housing in various neighborhoods of New Albany. 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 of New Albany participates in the Southern Indiana Housing Initiative (SIHI) organization. SIHI is the regional collaborative group of housing, and service providers, public and private. SIHI meets bi-monthly and the membership includes the New Albany Housing Authority, local mental health agencies, and social service agencies among others. They also, serve as the local Continuum of Care (CoC).

#### **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.**

As mentioned above the SIHI is the local Continuum of Care (CoC) group. The City of New Albany has been a member since its inception and Redevelopment's Neighborhood Initiatives Assistant regularly attends the SIHI meetings and participates in the local CoC. SIHI also participates in the Point In Time Count in January each year which is now coordinated by Melissa Fry from Indiana University Southeast (IUS) located in New Albany. 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.

**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	<b>Agency/Group/Organization</b>	<b>NEW DIRECTIONS HOUSING CORPORATION</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency attended the Public Hearing and submitted two requests for funding (Emergency Repair Program and the Repair Program.
2	<b>Agency/Group/Organization</b>	<b>Hope Southern Indiana</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Public Hearing and submitted a request to fund the Pack the Bus Program.



3	<b>Agency/Group/Organization</b>	<b>Southern Indiana Housing Initiatives</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special 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>	Host of SIHI meeting and CoC. Homelessness, housing issues and social & health services.

4	<b>Agency/Group/Organization</b>	<b>New Albany Parks &amp; Recreation</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Quality of Life Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the public hearing, detailed past performance and requested FY17 funding for the Youth Enrichment Program.
5	<b>Agency/Group/Organization</b>	<b>STEP AHEAD PROGRAM</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Consortium (4 agencies)
	<b>What section of the Plan was addressed by Consultation?</b>	Quality of Life Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies of the consortium attended the public hearing and presented past performance and requested FY17 funding.
6	<b>Agency/Group/Organization</b>	<b>STEP AHEAD YOUTH BUREAU, YMCA &amp; OUR PLACE</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Quality of Life Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	YMCA is a part of the above-referenced consortium and also requested funding for FY2017.

7	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of New Albany/Floyd County</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity's Director attended the Public hearing and requested assistance with acquisition & construction funds.
8	<b>Agency/Group/Organization</b>	<b>New Albany Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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 Director of the New Albany Housing Authority attended the public hearing to observe but did not comment.
9	<b>Agency/Group/Organization</b>	<b>Harrison Education &amp; Literacy Program</b>
	<b>Agency/Group/Organization Type</b>	Recidivism Program
	<b>What section of the Plan was addressed by Consultation?</b>	Quality of Life
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harrison Education & Literacy Program staff along with former participants of the program attended the public hearing to detail past performance and request funding to continue the Recidivism Program in the Floyd County Corrections.
10	<b>Agency/Group/Organization</b>	<b>LifeSpan Resources</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special 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>	Attended the public hearing and requested funding for services.

**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) and encourages participation from any and all agencies, citizens, and local organization throughout 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	Southern IN Housing Initiatives	In the City's Strategic Plan the largest need identified was housing cost burden. The City has constructed new affordable housing units and assisted with the acquisition for rehabilitation of affordable rental units.

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

**Narrative (optional)**

The city will work with its partners, developers and local organizations including Sothern Indiana Housing Initiatives to seek and aquire 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 FY2017 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 FY17 One-Year Action Plan 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, The Salvation Army and on the City's website at [www.cityofnewalbany.com](http://www.cityofnewalbany.com).

### 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	<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>	Public hearing on March 14, 2017, to inform the community about the eligible activities for the CDBG Program and accept public input & requests for funding.	Twelve agencies attended and 6 gave prepared summaries of past performance and requested funding for Fiscal Year 2017. Two new agencies requested funding for the FY17	All comments were accepted. The Citizens Plan was distributed in Spanish as well as English.	
2	Newspaper Ad	Non-targeted/broad community	Published Citizens Plan Schedule of dates in the local newspaper on February 18, 2017.	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.	

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	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The FY17 Citizens Plan was posted on the City's website on Friday February 17, 2017 in English and Spanish.	No comments received to date.	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	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The complete Citizens Plan was sent via email in English and Spanish to 60 agencies/persons for posting and distributing to other interested parties.	Several agencies contacted Redevelopment via phone or email regarding the Plan and/or requested funding.	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)
5	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public meeting held on March 30th, distributed the Draft Plan to the Redevelopment Commission and will be released to the public for comments.	None to date	All comments are accepted.	
6	Newspaper Ad	Non-targeted/broad community	The summary of the proposed projects is published in the local newspaper on Saturday, April 1, 2017, and released for the 30-day comment period beginning April 3, 2017	Waiting on comments.	All comments will be accepted and submitted with Plan to HUD.	

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	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The Draft Plan will be posted on the City's website for a public comment period to begin on April 3rd and conclude on May 2, 2017.	Waiting on comments.	All comments and views will be accepted and sent to HUD with Plan.	
8	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The Draft Plan summary will be distributed to 60+/- agencies/persons via email for comments, views and postings.		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 May 9, 2017.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Since we currently have not received our FY17 allocation amount from the U. S. Department of Housing & Urban Development we are using the prior year's amount to prepare the Plan. Once we receive the allocation we will adjust (increase/decrease) our budgeted amounts by the percentage across all activities to reconcile the budget. The allocation of \$616,940 along with estimated program income will assist in achieving the goals and objectives along with any carry over funds from FY16. Overall benefit certification requires that 70% of the funding must benefit low- and moderate-income individuals, households or areas. That percentage will be exceeded by the City during the program year.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	616,940	600	490,000	1,107,540	1,833,060	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 funding along with State and other grant funding. In-kind services are also leveraged in the housing programs.

**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 will assist Habitat for Humanity and New Directions Housing Corporation (NSP developer) with donations of properties either vacant parcels for new construction or structured properties for the rehabilitation specifically for affordable housing units.

**Discussion**

The City of New Albany's primary goals for FY17 are improved accessibility of public infrastructure, reinvestment in the parks, development of affordable housing, the prevention of homelessness, and support of social services for low income urban youth. All of these activities and projects will require additional resources other than CDBG. The City of New Albany will work with the recipients to support applications to outside agencies for additional funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### 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: \$71,800	Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	Code Enforcement	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$70,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
3	Demolition/Stabilization of Buildings	2015	2019	Non-Housing Community Development	City of New Albany	Create Sustainable Communities Reduce Slum and Blight	CDBG: \$10,000	Buildings Demolished: 2 Buildings
4	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 855 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Park Facility Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities Increase Access to Public Serv. & Transportation	CDBG: \$200,000	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: \$80,540	Public service activities other than Low/Moderate Income Housing Benefit: 790 Persons Assisted
7	Fair Housing and Coordination	2015	2019	Non-Housing Community Development	City of New Albany	Administration and Fair Housing Initiatives	CDBG: \$95,200	Other: 2 Other

**Table 6 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Home Modifications for L/M Homeowners
	<b>Goal Description</b>	Minor (emergency) rehab/repair for low-and moderate-income homeowners including elderly and disabled (Repair Affair) in the City's Target Areas.
2	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	A comprehensive effort to arrest the decline of deteriorated areas by code enforcement of the local and State building and housing codes.

3	<b>Goal Name</b>	Demolition/Stabilization of Buildings
	<b>Goal Description</b>	Removal of dilapidated houses/structures which have deteriorated beyond feasible rehabilitation.
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	A continuation of the 18th Street sidewalk improvements where deteriorated sidewalks restrict connections that can benefit pedestrians. This activity includes other spot basis sidewalk repair as identified.
5	<b>Goal Name</b>	Park Facility Improvements
	<b>Goal Description</b>	Improvements to Griffin Street Center including but not limited to building exterior stabilization and interior improvements.
6	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Youth services are provided by several agencies (Hope Southern Indiana, YMCA, Our Place Drug/Alcohol, Open Door Youth Services, New Albany Parks Department, and the Boys & Girls Club, Harrison Literacy & Education) to provide enriching opportunities that might otherwise be unattainable.
7	<b>Goal Name</b>	Fair Housing and Coordination
	<b>Goal Description</b>	Fair Housing Choice and general administration for the implementation of the City's Fiscal Year 2017 One-Year Action Plan.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Affordable housing programs including the Emergency Repair Program (to serve 5 low-and moderate income) & Repair Affair (to serve 12 extremely low-and low income ). Approximately 4 low-and moderate-income will be assisted through the NSP program with home ownership opportunity.

## AP-35 Projects – 91.220(d)

### Introduction

The City's FY17 planned projects cover housing, concentrated code enforcement, public services and public facility and infrastructure projects. All projects are listed below with information to support the eligibility and national objective.

#	Project Name
1	Minor Housing Rehabilitation
2	Concentrated Code Enforcement
3	Sidewalk Spot Improvements
4	Park Facility Improvements
5	Repair Affair
6	Building Youth Assets Program
7	NA Parks Department Youth Enrichment Program
8	Boys & Girls Club Academic Success Program
9	Pack the Bus Program
10	Freedom 101
11	Property Disposition
12	Planning/Fair Housing Activities & General Administration

**Table 8 – 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 in poverty. The City of New Albany and its partners, particularly through the Southern Indiana Housing Initiative, 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 will receive priority for funding over others to ensure people who are not accessing programs are able to find the helping hand out of poverty and a path to self-sufficiency.



# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	<b>Minor Housing Rehabilitation</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Home Modifications for L/M Homeowners
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$59,800
	<b>Description</b>	Minor (emergency) repair/rehab for low-and moderate-income homeowners in the City's CDBG Target Areas including replacing/repairing roofs; furnace repairs/installation, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5-6 low-and moderate-income homeowners will be assisted with repairs.
	<b>Location Description</b>	CDBG Target Areas- sites not identified at this time.
	<b>Planned Activities</b>	Minor rehabilitation for owner occupied residents of CDBG Target Areas.
<b>2</b>	<b>Project Name</b>	<b>Concontracted Code Enforcement</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Code Enforcement

	<b>Needs Addressed</b>	Create Sustainable Communities Reduce Slum and Blight
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	A comprehensive effort to arrest the decline of deteriorated areas by funding salary & overhead costs directly associated with the enforcement of the City & State housing & building codes in the CDBG Target Areas where improvements are being made with CDBG & local funds. Eligible per 24 CFR 570.202(c) low/mod benefit
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Complete low-and moderate-income neighborhoods will benefit from this activity as well as the City at large.
	<b>Location Description</b>	Sites of enforcement yet to be determined.
	<b>Planned Activities</b>	Cleanliness of property and respond to code violations.
<b>3</b>	<b>Project Name</b>	<b>Sidewalk Spot Improvements</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Continued improvements are planned for the 18th Street area where deteriorated sidewalks restrict connections that can benefit pedestrians, walk-ability & livability. ADA compliant ramps are included as well as retaining walls where needed. Other spot basis sidewalk replacement if funding allows. Eligible CFR24 570.201(c) low/mod area benefit
	<b>Target Date</b>	10/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	855 residents of which 730 are low-income.
	<b>Location Description</b>	18th Street between Main and the Levee.
	<b>Planned Activities</b>	Replacement of deteriorated sidewalks.
<b>4</b>	<b>Project Name</b>	<b>Park Facility Improvements</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Park Facility Improvements
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Improvements are planned for Griffin Street Neighborhood Park Center that include exterior building stabilization and interior improvements.
	<b>Target Date</b>	10/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2095 residents may benefits from the facility of which 1330 are low-and moderate income residents.
	<b>Location Description</b>	1140 Griffin Street
	<b>Planned Activities</b>	Park facility improvements
<b>5</b>	<b>Project Name</b>	<b>Repair Affair</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Home Modifications for L/M Homeowners
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$12,000

	<b>Description</b>	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 partially cover expenses incurred by New Directions Housing Corporation for the administration of this program including salary & associated program delivery costs.
	<b>Target Date</b>	5/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twelve elderly and/or disabled low-income homeowners.
	<b>Location Description</b>	CDBG Target Area- sites not identified at this time.
	<b>Planned Activities</b>	Housing repairs.
6	<b>Project Name</b>	<b>Building Youth Assets Program</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Increase Access to Public Serv. & Transportation
	<b>Funding</b>	CDBG: \$27,500
	<b>Description</b>	A consortium of 4 agencies (NAFC Schools, YMCA, Open Door Youth Services, & Our Place Drug & Alcohol) with the primary objective of providing quality afterschool programming is funded to provide urban youth with a variety of enhancement & educational opportunities, afterschool childcare (tutoring), and recreational opportunities meant to prevent delinquency. These programs are fiscally supported by a wide array of funding mechanisms including CDBG.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	209 low-and moderate-income families will be assisted.

	<b>Location Description</b>	S. Ellen Jones School, Fairmont School & Green Valley School
	<b>Planned Activities</b>	Prevention of delinquency.
<b>7</b>	<b>Project Name</b>	<b>NA Parks Department Youth Enrichment Program</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Increase Access to Public Serv. & Transportation
	<b>Funding</b>	CDBG: \$32,445
	<b>Description</b>	A partnership with the New Albany Parks Department to provide enrichment activities including; recreational sports, cultural field trips, life skill classes, educational opportunities and equipment as needed.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 low-income families will benefit with youth enrichment opportunities.
	<b>Location Description</b>	Griffin Center at 1140 Griffin Street.
	<b>Planned Activities</b>	Enrichment opportunities
	<b>8</b>	<b>Project Name</b>
<b>Target Area</b>		Low Income Census Tracts
<b>Goals Supported</b>		Youth Services
<b>Needs Addressed</b>		Increase Access to Public Serv. & Transportation
<b>Funding</b>		CDBG: \$10,100
<b>Description</b>		A program to increase academic confidence by developing skills and practical experience needed to succeed in school.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 low-and moderate-income families will benefit.
	<b>Location Description</b>	Ekin Avenue Recreation Center or other location to be determined.
	<b>Planned Activities</b>	Academic confidence building.
<b>9</b>	<b>Project Name</b>	<b>Pack the Bus Program</b>
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Increase Access to Public Serv. & Transportation
	<b>Funding</b>	CDBG: \$4,595
	<b>Description</b>	This program is designed to provide urban youth on the federal lunch program a backpack and/or school supplies to begin the school year that might otherwise be unattainable.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 160 low-income families will receive the backpack or supplies.
	<b>Location Description</b>	Scribner Jr. High School.
	<b>Planned Activities</b>	Providing backpacks and supplies for school.
<b>10</b>	<b>Project Name</b>	<b>Freedom 101</b>
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Increase Access to Public Serv. & Transportation

	<b>Funding</b>	CDBG: \$5,400
	<b>Description</b>	This is a secular program for young detainees serving sentences in Floyd County Corrections that assist them with life skills to avoid relapse.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 20 will benefit from these services.
	<b>Location Description</b>	Floyd County Corrections, Scribner Drive.
	<b>Planned Activities</b>	Avoid recidivism.
<b>11</b>	<b>Project Name</b>	<b>Property Disposition</b>
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Home Modifications for L/M Homeowners
	<b>Needs Addressed</b>	Create Sustainable Communities
	<b>Funding</b>	CDBG: \$500
	<b>Description</b>	This ongoing activity covers utilities, maintenance, staff & other expenses related to the sale/disposition of houses/property owned or acquired by the Department of Redevelopment in relation to the CDBG program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Disposition of property as needed.

<b>12</b>	<b>Project Name</b>	<b>Planning/Fair Housing Activities &amp; General Administration</b>
	<b>Target Area</b>	City of New Albany
	<b>Goals Supported</b>	Fair Housing and Coordination
	<b>Needs Addressed</b>	Administration and Fair Housing Initiatives
	<b>Funding</b>	CDBG: \$95,200
	<b>Description</b>	Funded throughout the Five-Year Plan to provide for the implementation of the CDBG Program including but not limited to supplies, materials, advertising expenses, office equipment, staffing & other related expenses. An estimated \$5,000 is set aside to implement Fair Housing testing and/or updating the website or other planning activities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	311 Hauss Square, New Albany, IN
	<b>Planned Activities</b>	Administration of the Fiscal Year 2017 One-Year Action Plan and 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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low Income Census Tracts	99
City of New Albany	

**Table 10 - 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 distant 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 project which will be located in the areas of low-income concentration. Reinvestment in affordable housing is an important priority and will be accomplished by assisting Habitat for Humanity and New Directions for the rehabilitation and/or new construction of affordable housing units.

### **Discussion**

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

# Affordable Housing

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

### Introduction

The City recently adopted the new Comprehensive Plan in which they 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 Neighborhood Stabilization Program Phase 2, is currently rehabilitating 3 affordable housing units to add to the 6 units completed in FY15 & FY16. The City will continue this effort by assisting Habitat for Humanity and New Directions Housing Corporation with donations of properties to rehab or for new construction. The ongoing concentrated code enforcement, emergency repair and repair affair programs support sustainability of the aging housing stock in the City and allow families to stay in their house and the elderly to age in place.

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

**Table 11 - 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	2
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	19

**Table 12 - 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 enforcement of the City & State building and housing codes in the low-and moderate-income census tracts has been ongoing through the Five-Year Plan. The Neighborhood Stabilization Program Phase 2 will continue to provide affordable housing along with the Emergency Repair & Repair Affair Programs will assist current home owners with repairs that might otherwise be unattainable.

## **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 will enter into a Memorandum of Understanding (MOU) with the City of New Albany that will outline the direction of New Albany Housing Authority over the next ten years. That MOU is an attachment.

### **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.

## **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 the Region 13 of the State of Indiana Balance of State of Continuum of Care. 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 Southern Indiana Housing Initiative (SIHI) is the primary collaborative organization to address the homelessness needs in the community. Region planning and the Point in Time Count are completed with the assistance of the SIHI. Each region has a region chair and is comprised of providers who serve people experiencing homelessness or at risk of homelessness. All regions are part of the IN Balance of State CoC Collaborative Application to HUD for McKinney Vento funding. The Indiana Balance of State Continuum of Care (CoC) is the planning body for initiatives in ending homelessness in Indiana and is made up of 14 distinct regions. To do so, this group supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness.

This includes supporting the development and ongoing maintenance of a strategic, comprehensive system to address homelessness, strategies for engaging mainstream partnerships, the provision of shelter, temporary housing, services, and permanent housing. The goal is to ensure that all residents of the State of Indiana are able to access and maintain permanent housing.

### **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**

A full time Director was hired for the Homeless Coalition of Southern Indiana (HCSI) which was formed in 2015 by local housing organizations, mental health agencies, homeless providers and social service providers to ensure that all homeless or those at-risk for homelessness have access to necessary case management and social services. This group is secured 501(c)(3) status in 2016 and opened a temporary site for the White Flag Initiative at the Salvation Army during the winter. The HCSI created a partnership with public transportation (TARC) and secured free laundry service.

The City of New Albany will continue to support the efforts of the HCSI and local regional continuum of care, the Southern Indiana Housing Initiative (SIHI) in assessing the needs of homeless persons.

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

The HCSI, SIHI and Haven House 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 a community.

Emergency Shelter:

- Center for Women and Families – 40 beds
- St. Elizabeth Catholic Charities – 15 beds
- Haven House (Williams Emergency Shelter) - 82 beds

Transitional Housing/Family Stability Program:

- St. Elizabeth Catholic Charities – St. Elizabeth Regional Maternity Center – 12 beds

Permanent Supportive Housing/Rapid Re-Housing

- LifeSpring - Permanent Supportive Housing - 28 beds

The HCSI's goal for this year is to secure 2 permanent emergency shelter sites (Floyd & Clark), recruit at least 35 support teams per site and raise funds to cover operational costs.

**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 offers emergency shelter for survivors of partner violence with 10 rooms with 40 beds for adults and children. LifeSpring has 28 Permanent Supportive Housing beds. All of these agencies are members of SIHI and share services as needed.

The Homeless Prevention and Rapid Re-housing Program (HPRP) was created by funds from Title XII of the American Recovery and Rehabilitation Act of 2009 (ARRA) to allow expanded prevention and/or rapid re-housing for persons with moderate barriers to stable permanent housing. IHEDA is working with Indiana Continuum of Care regions to develop “single point of access” organizations to coordinate and administer these funds. The idea behind HPRP is to put “housing first,” placing a homeless individual in housing and then providing the services needed to that individual or household to keep them housed. The housing first model stabilizes housing for the household first, helping the household feel more secure and able to address the other needs in their lives.

**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.**

St. Elizabeth's Affordable Supportive Housing Program has 9 separate units 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. The City's Emergency Repair Program and Repair Affair Programs assist low-income homeowners with repairs that if not done might make the property uninhabitable. 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.

**Discussion**

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.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

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 less than 30% 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 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 49% of the budget to upgrade deteriorating infrastructure and public facilities in the community.

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

FY2017 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 Phase 2 is currently rehabilitating 3 properties and will continue to rehab vacant and foreclosed properties as funding becomes available. The City will contribute property to the NSP Phase 2 and Habitat for Humanity for rehabilitation and/or new construction for an affordable housing unit. As mentioned previously, the City intends to commit to 8% of affordable housing units with every development partnership they undertake. Also, see AP-75

### **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 build 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.

Funding from the owner-occupied assistance programs 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 such as Southern Indiana Housing Initiatives, 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 SIHI. New Directions Housing Corporation is one of the City's subrecipients and a Neighbor Works organization. Directors of the Economic Development & Redevelopment and the Plan Commission will continue to coordinate with the New Albany Housing Authority. The City will continue to support and expand efforts to build capacity with members of other local housing providers.

### **Discussion**

The FY17 Annual Action Plan addresses many goals, objectives and strategies as above-referenced. 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 updated the Analysis of Impediments to Fair Housing Choice in January 2015. The Analysis evaluated 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, will take appropriate actions to overcome the effects of the impediments identified within this plan and maintain records reflecting the analysis and actions taken. The City will continue to be an advocate for fair housing and intends to conduct fair housing testing and updating of the Fair Housing page on the City's website for which money has been set aside in general administration.

## 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 \$490,000 from Fiscal Year 2016 and depositing \$600 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
<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%

### Discussion

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.

**Memorandum of Understanding**

**City of New Albany and New Albany Housing Authority**

**Whereas**, the City of New Albany (City) and the New Albany Housing Authority (NAHA) agree that the majority of public housing units are beyond their useful life, and;

**Whereas**, the City and NAHA agree that too many of the public housing units are located in areas that are isolated and do not meet the needs of low income residents, and;

**Whereas**, the City and NAHA agree that excessive concentration of poverty and subsidized housing is not consistent with current federal policy, national best practices and the City's comprehensive plan currently under development, and;

**Whereas**, the City and NAHA agree that one-for-one replacement of public housing units is neither feasible or desirable, and;

**Whereas**, the City and NAHA agree that the Rental Assistance Demonstration program and Section 18 Demo/Dispo programs are the most appropriate resources for improving, repositioning and managing traditional public housing, and;

**Whereas**, the implementation of RAD will require a revised operating model and business plan for NAHA, and;

**Whereas**, the City and NAHA agree to work together to minimize disruption in the lives of residents as the existing inventory of units is replaced and redeveloped, and;

**Whereas**, the City and NAHA agree to work together to secure new, more appropriate sites and financing for assisted housing and;

**Whereas**, the planned improvements and redevelopment will improve the living conditions for hundreds of low income families.

**NOW, THEREFORE**, in consideration of the foregoing, the City and NAHA hereto agree as follows:

1. NAHA will prepare and submit Section 18 applications for Parkview Tower, Parkview Terrace/Broadmeade, Vance Courts and Riverside Terrace with the understanding that \_\_\_% of the tenants will be provided Section 8 vouchers and \_\_\_ of the units will be replaced. If the applications are approved, NAHA will revise its RAD plans for these properties. The City will actively assist NAHA in the identification and acquisition of sites for replacement housing and help place residents awarded Housing Choice Vouchers for the portion of conventional public housing that is not reduced.

2. NAHA will request a RAD transfer of assistance designation for the Beechwood property for approximately 50% of the current units while redeveloping the other 50% of units on site, potentially with additional mixed-income housing relative to a new master plan for the Beechwood site.
3. Riverview Towers will be rehabilitated under the RAD program.
4. Mark Elrod Towers will be rehabilitated under the RAD program.
5. Crystal will be rehabilitated under the RAD program with the City and NAHA exploring options to redesign the exteriors of the existing units.
6. The City will assist NAHA in the design, potential income mixing and development of replacement units within reconfigured NAHA sites and in new locations, including temporary and/or permanent relocation due to demolition and construction activities. The City and NAHA will mutually agree on replacement housing sites with the understanding that the City will provide NAHA assistance in the acquisition of the new sites.
7. The City will participate in the funding for a consultant to assist NAHA in the development of the new business plan.
8. The City will support NAHA applications for 9% LIHTCs and 4% LIHTCs/tax-exempt bond authority from the State of Indiana as needed, and needed gap funding for the above described redevelopment actions.