



Community Development Block Grant Fiscal Year 2024 Annual Action Plan

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 2024 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 infrastructure 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

The City of New Albany's FY24 Annual Action Plan supports ongoing efforts to revitalize neighborhoods through community-based programs and projects. Specific programs/projects seek to create reinvestment in the City's infrastructure and housing stock to provide safe, decent, and affordable housing for low-and moderate-income residents and improve walkability and livability in the City's CDBG Target Areas (low-and moderate-income areas) to ensure a high quality of life for residents. In addition, funding is provided for community organizations to facilitate enrichment programs that benefit families and focuses on education and at-risk afterschool programming. Specific programs and projects are detailed in Section AP-35.

3. Evaluation of past performance

Since 1975 approximately \$25.5 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, and drainage improvements. Community development projects such as micro-enterprises, neighborhood parks and neighborhood centers have been undertaken in low-and moderate-income areas. Public service and housing programs including, youth enrichment programs, first-time home buyer assistance, owner-occupied rehabilitation and emergency repairs programs have been a staple of the City's CDBG plans to stabilize neighborhoods and support homeowners. **The Neighborhood Stabilization Program (NSP2) invested over \$2 million in the City's Midtown neighborhood utilizing the sales proceeds to construct or rehab 12 additional homes with 11 sold to date.**

4. Summary of Citizen Participation Process and consultation process

The New Albany Redevelopment Commission adopted the FY24 Citizen's Participation Plan on February 13, 2024, 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 City Hall and on the City's website.

Annual Redevelopment meetings are scheduled on the second and fourth Tuesdays of the month. The current schedule for 2024 public meetings, public hearings and key dates is as follows.

-Tuesday, February 13, 2024, 12:00 p.m.

NARC will authorize the Citizens Participation Plan key dates for publication in the Tribune on Saturday, February 17, 2024.

-Tuesday, March 12, 2024, 12:00 p.m.

NARC shall conduct a Public Hearing concerning the nature of the Community Development Block Grant program to accept input into the development of the FY24 One-Year Action Plan.

-Tuesday, March 26, 2024, 12:00 p.m.

NARC will adopt the DRAFT summary of the FY24 One-Year Action Plan and authorize the publication and distribution of the Plan.

-Saturday, March 30, 2024

NARC will publish a DRAFT summary of the FY24 One-Year Action Plan in the News & Tribune and post it on the City's website.

-Monday, April 1, 2024, through Wednesday, May 1, 2024

Thirty-day comment period commences and concludes.

-Tuesday, May 14, 2024, 12:00 p.m.

NARC will ADOPT the final FY24 One-Year Action Plan.

-Friday, May 17, 2024,

NARC will submit FY24 One-Year Action Plan to HUD.

-Tuesday, September 10, 2024, 12:00 p.m.

NARC will conduct a Public Hearing to report the Grantee's performance for FY2024.

5. Summary of public comments

A 30-day comment period on the draft Plan commenced on April 1, 2024 and concluded on May 1, 2024. If comments are received during the 30-day comment period they will be included in the submittal to HUD. No comments were received during the 30-day comment period.

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

All views and comments are encouraged and accepted. No comments were received during the 30-day comment period. A memo is attached under the Administration section.

7. Summary

The City of New Albany has undertaken all efforts in outreaching to all segments of the community that may benefit from the CDBG program and that activities are consistent with the propriety needs identified in the Consolidated Plan.

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

Claire Johnson, Redevelopment Director

142 E. Main Street, Suite 212, City Hall

New Albany, IN 47150

cjohnson@cityofnewalbany.com

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

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(I))

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 New Albany Housing Authority, KIPDA, Ceasars Foundation of Floyd County, 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, Homeless Coalition of Southern Indiana, 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. 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, 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, and 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	NEW DIRECTIONS HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Planning organization 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 assists with emergency minor repairs to low/mod homeowners.
2	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 Transportation
	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 which provides rides to the elderly and disabled.
3	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.
4	Agency/Group/Organization	YMCA of Greater Louisville
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Childcare
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YMCA attended the public hearing and requested funding for Building Assets for New Albany Youth that provides before and after school care.
5	Agency/Group/Organization	New Albany Parks & Recreation
	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?	The New Albany Parks & Recreation Department attended the public hearing and requested funding for the Youth Enrichment Program which provides youth with a variety of enriching opportunities.
6	Agency/Group/Organization	Open Door Youth Services
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	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 which focuses on character development and early delinquency prevention.
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 in a Backpack attended the public hearing and requested funding for the Blessings in a Backpack program which focuses on food insecurity for children from low-moderate income families
8	Agency/Group/Organization	New Albany Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The NAHA Director was consulted on the current status and plans for the upcoming year.
10	Agency/Group/Organization	Habitat for Humanity of New Albany/Floyd County
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Habitat for Humanity attended the public hearing and requested funding for their Pearl Street Affordable Homes Project</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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	Homeless Coalition of SO IN	The housing cost burden is listed in the City's Strategic Plan as the largest need identified. HCSI implements the Strategic Plan to End Homelessness by 2025.

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. 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-English Speaking - Specify other language: Spanish	A Citizens Participation meeting was held on February 13, 2024, the Citizens Participation Plan was approved and dates were set for publications and hearings.	No comments were received from the general public.	No comments were received from the general public.	https://cityofnewalbany.com/redevelopment/
2	Newspaper Ad	Non-targeted/ broad community	The Citizen's Plan was published in the News and Tribune on Saturday and Sunday, February 17, 2024.	No comments were received from the public.	All comments encouraged and received.	

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 Residents of Public and Assisted Housing	The Citizen's Plan was distributed to local agencies on February 20, 2024, in English and Spanish. The Plan was posted on the City's Redevelopment website in English and Spanish as well	No comments were received from the public.	All comments encouraged and received.	https://cityofnewalbany.com/redevelopment/
4	Posted Citizens Plan	Non-targeted/broad community	The Citizen's Plan was posted at City Hall and posted at the Floyd County Library, New Albany Housing Authority, Silver Street Park, and Griffin Center.	No comments were received from the public.	All comments encouraged and received.	

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 objectives for the community. The City of New Albany's Fiscal Year 2024 estimated allocation was \$680,919 (based on FY24 allocation). Proposed projects' budgets will be proportionately increased or decreased (if allowable) from the estimated funding levels to match the actual allocation amount once determined by the U.S. Department of Housing & Urban Development. Once the final allocation was announced at an increase of \$9,486 from the estimate to a total allocation of \$690,405 the projects/activities budgeted amounts were adjusted as indicated above. 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 \$103,560.75 , may be used to fund public service activities: The remaining funds may be used 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$690,405	0	0	\$690,405	0	
Other	public - federal	Admin and Planning Public Improvements Public Services Other	0	0	0	0	0	

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 publicly 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 the Neighborhood Stabilization Program or Habitat for Humanity, and developers if certain criteria are 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:

1. Development of affordable housing opportunities
2. Improvement of accessibility of public infrastructure
3. Code Enforcement for sustainability
4. Prevention of homelessness
5. 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	Code Enforcement	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: \$68,685	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
2	Infrastructure Improvements	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:1,723
3	Public Services	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Community & Public Service Development	CDBG: \$96,720.00	Public Service activities other than Low/Moderate Income Housing Benefit: 1125 Persons Assisted
4	Administration, Planning & Fair Housing	2020	2024	Non-Housing Community Development	CITY OF NEW ALBANY TARGET AREA	Administration, Planning & Fair Housing Initiative	CDBG: \$100,000	Other: 2 Other
5	Affordable Housing Creation & Sustainability	2020	2024	Affordable Housing	CITY OF NEW ALBANY TARGET AREA	Create Sustainable Communities	CDBG: \$125,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Code Enforcement
	Goal Description	A thorough initiative to improve slum and blight areas by enforcing local and state building and housing codes.
2	Goal Name	Infrastructure Improvements
	Goal Description	A continuation of spot basis sidewalk improvements where deteriorated sidewalks restricts connections that can benefit pedestrians. This activity includes ADA ramps as identified, retaining walls and drainage, if applicable.
3	Goal Name	Public Services
	Goal Description	Public services providing enriching opportunities for youth and single parents are provided by several agencies and organizations. These opportunities might otherwise be unattainable.
4	Goal Name	Administration, Planning & Fair Housing
	Goal Description	Implementation of City's FY2024 One-Year Action Plan, including planning and Fair Housing activities.
5	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.

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 objectives for the community. The City of New Albany's Fiscal Year 2024 estimated allocation was \$680,919 (based on FY23 allocation). Proposed projects' budgets will be proportionately increased or decreased (if allowable) from the estimated funding levels to match the actual allocation amount once determined by the U. S. Department of Housing & Urban Development. Once the final allocation was announced at an increase of \$9,486 from the estimate for a total allocation of \$690,405 the projects/activities budgeted amounts were adjusted as indicated above.

Forty-five percent of the FY24 budget will fund public facility projects (sidewalks) that benefit low-and moderate-income areas. Twenty-nine percent will fund housing activities including concentrated code enforcement, while fourteen percent will be used to fund public service activities. The remaining funding is for project delivery and administrative costs.

Projects

#	Project Name
1	FY24 Emergency Repair Program
2	FY24 Code Enforcement
3	FY24 Beechwood Sidewalk & Other Spot Basis Improvements
4	FY24 YMCA Building Assets
5	FY24 Open Door Youth Services
6	FY24 New Albany Parks Youth Enrichment Program
7	FY24 Blessings in a Backpack
8	FY24 Clothe a Teen
9	FY24 New Albany Rides to Go!
10	FY24 General Administration and 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

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 8.5 square miles of the City's 15.64 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. Public infrastructure improvements are planned for areas with a high percentage of low-and moderate-income census that are primarily residential. 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

Target Area	Percentage of Funds
CITY OF NEW ALBANY TARGET AREA	67
City of New Albany	33

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 is allocated for public infrastructure 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 construction.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's 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 is 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 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	12
Special-Needs	0
Total	12

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

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

Discussion

During FY24 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 HUD Repositioning Tools such as the Rental Assistance Demonstration (RAD) Program, Section 18 Demolition/Disposition, and HUD Choice Neighborhoods Initiative. Along with IRS, Section 42 Low-Income Housing Tax Credit (LIHTC), and other available housing financing programs to rehab and build modern affordable housing. The information below is provided by the NAHA Director.

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 Low-Income Housing Tax Credit Program for new or to rehabilitate existing housing-and the Section 8 Project-Based Voucher (PBV) Program for rental assistance.

- In 2024, NAHA will have finished constructing 83 new affordable housing units on the former Beechwood Court public housing site. Construction is anticipated to finish by September 2024. The new development will begin leasing in phases starting in April of 2024. In addition to Beechwood Court redevelopment, NAHA plans to redevelop single-family homes for lease-purchase at the Vance Court public housing site by utilizing Section 18, LIHTC, and Section 8 PBVs. Application submission for Section 18 is anticipated for the summer of 2024, with a LIHTC application to follow in 2025. Relocation and demolition will take place in late 2024.
- In 2024, NAHA will continue planning for the future of the Parkview campus, including Parkview Terrace, Broadmeade Terrace, and Parkview Tower. The main planning focus will be developing plans on replacement housing that would allow NAHA to apply for Section 18 on all three properties within the coming years. Identifying and developing relocation options will be critical for receiving HUD approval and accommodating households during the repositioning process.

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

- Through new housing, NAHA can provide residents with quality, safe, affordable housing. As always, 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

In 2022, NAHA earned the designation of HUD-Approved Housing Counseling Agency from HUD. Under this designation and new program, NAHA staff is able to partner with local private and non-profit organizations to advance homeownership opportunities for first-time home buyers in Southern Indiana. Along with partners, staff educates households on core areas of achieving homeownership, such as asset building, financial literacy, the homebuying process, and available financial assistance products. In addition to this new program, NAHA will continue to expand upon its current family self-sufficiency program that provides training and education, transportation, job referrals, GED/literacy programs, just to name a few. The New Albany Housing Authority Board has a resident commissioner that speaks for the other residents as a member of the board. Despite a challenging housing market and high-interest rate environment, NAHA remains committed to partnerships and innovative opportunities that pave the way for homeownership.

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

The NAHA is NOT designated as troubled.

Discussion

The New Albany Housing Authority continues to implement the primary actions in its 5-year strategic plan. One of its focus objectives is de-concentration and maximizing HUD Repositioning Tools. Along with a focus on new construction developments that will serve as replacement housing within New Albany and Southern Indiana

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 Homeless Coalition of Southern Indiana (HCSI), The Catalyst Rescue Mission and Hope Southern IN are among others in the community that reach out and assess the homeless and at-risk of becoming homeless populations. These agencies continue to work in adjacent counties to Floyd including Clark, Harrison, Washington, etc. The HCSI created a centralized intake referral system for service providers for housing and supportive services. This tool provides efficiencies and help to strengthen the region's ability to effectively match community services with resident needs through 42+ agencies in these counties. Agencies that are actively involved 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. The Catalyst Rescue Mission is the only full-time emergency homeless shelter in Southern Indiana. They also conduct a warming shelter as needed.

The City of New Albany allocated \$100,000 of CDBG-CV funds to The Homeless Coalition of Southern Indiana to start an Emergency Subsistence Payment Program for individuals who were at risk of homelessness due to Covid-19. Grantees may use CDBG-CV funds for various eligible activities to prevent, prepare for and respond to coronavirus.

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 Homeless Coalition of Southern Indiana White Flag

Transitional & Permanent Supportive Housing:

St. Elizabeth's Affordable Supportive Housing 9 units (26 beds}

St. Elizabeth's Women's Shelter- 20 beds

Liberty Place (Veterans)-16 beds

LifeSpring Permanent Supportive Housing-17 apartments (35 beds)

Blue River/Hoosier Hills (Jill's Hope) Transitional Housing for Domestic Violence Victims - 8 units and 16 beds

Blue-River (Multi-Family) Supportive housing for young adults (18-25) aging out of foster care - 11 units - 1 and 2 bedroom units for seniors and persons with disabilities

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, Catalyst Rescue Mission, Liberty Place, Volunteers of America, and Center for Women & Families services are provided such 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 and provides all meals and general toiletries, laundry area, private bedroom and bathroom, transportation to appointments, 24/7 support staff and sober living environment. Hope Southern Indiana holds monthly meetings for veterans. Blue River Services provide rentals and supportive services for homeless young adults (18-25). Blue River Services, Inc. operates group homes in Floyd County. The homes are staffed 24-hours a day by skilled and caring staff who provide continuous and individualized instruction in daily living skills, socialization, self-help, recreation and community integration. The focus is on increasing independence and learning

to be an active member of their community. Each individual is encouraged to take an active role in identifying personal goals that he/she would like to fulfill. Residents are instrumental in developing a plan of action to achieve their goals. Unaccompanied youth are referred to the Floyd County Youth Shelter. The Township trustee is able to provide homelessness assistance in the case of an emergency with the goal of finding permanent housing for individuals.

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.

The New Albany Township Trustee assists low-income families with rent and utility assistance to avoid eviction. The HCSI has created an Eviction Prevention Program for those at-risk of becoming homeless due to COVID circumstances.

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 53 units set aside for low-income residents.

Valley Ridge Apartments has an additional 156 units set aside

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.

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, 24/7 staff, and food pantry are also provided.

St. Elizabeth's also has a program, Women's Shelter, that helps women who are pregnant or have 1 or 2 kids that are experiencing homelessness. They provide services such as case management, 24/7 staff, and food pantry.

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.

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 Catalyst Rescue Mission, & HCSI White Flag Shelter. 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 8% set aside 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 City of New Albany completed a comprehensive Housing Study conducted by the University of Louisville Urban Studies Institute in September of last year. This study provided valuable insights into the current state of housing within the city and identified several key issues that need to be addressed to improve housing affordability and availability.

Based on the findings of the Housing Study, the City is currently in the process of updating its Zoning Ordinance and Comprehensive Plan to address the following key issues. The City aims to address the over-concentration of large-scale apartment complexes, especially within specific zoning districts. This will involve revising zoning regulations to encourage a more balanced mix of housing types and densities throughout the city. Efforts will be made to facilitate opportunities for smaller-scale, owner-occupied housing options, including the promotion of "missing middle" housing types. This may involve amendments to the Zoning Ordinance to allow for greater flexibility in housing design and development. The City recognizes the need to enhance control over short-term rentals to ensure that they do not negatively impact the housing supply for potential homebuyers. This may include strengthening regulations on short-term rental use, improving management of the registry program, and implementing stricter enforcement measures. The City will identify and address any additional necessary updates to usage regulations and standards as highlighted by both city staff and the community. This may involve revising zoning codes, building codes, or other regulatory measures to better align with the city's housing goals and objectives. By addressing these key issues and updating its zoning regulations and

comprehensive plan accordingly, the City of New Albany aims to improve housing affordability, diversity, and availability for all residents.

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 NSP1- Phase 2 will construct a new affordable housing unit during FY24. The City will continue efforts toward supporting affordable housing by assisting Habitat for Humanity and New Directions Housing Corporation with donated 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 45% of the budget to upgrade infrastructure improvements in the community.

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 2020-2024 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.

- Education & Outreach
- Quality vs. Affordability of Rental Housing
- Lack of Quality of Affordable Homeowners Housing
- Need for Accessible Housing Units
- Economic Issue Affecting Housing Choice
- Patterns of Segregation & Spatial Isolation

The City is committed to ensuring fair housing choice for all residents within its jurisdiction.

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

A portion of the FY20 CARES Act funding has been allocated to assist families with rental/mortgage

assistance, etc., that have been affected financially by the COVID19.

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 allows 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 NSP1, Phase 2 continues constructing new affordable housing units. The City will continue efforts toward supporting affordable housing by assisting Habitat for Humanity and New Directions Housing Corporation donating properties, whenever possible, to rehab or vacant properties 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 2022 American Community Survey 5 – year estimate approximately 6,435 or 17.7% of

New Albany's population live below the poverty level. 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, 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 2020-2024 Analysis of Impediments to Fair Housing Choice, enhance coordination between public and private housing and social agencies, take action to reduce lead hazards and the number of poverty level families in the jurisdiction and foster affordable housing.

Program Specific Requirements

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

Introduction:

The CDBG entitlement allocation of \$690,405 is the only funding source that the City of New Albany anticipates for fiscal year 2024. 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(I)(1)

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

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

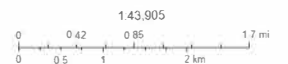
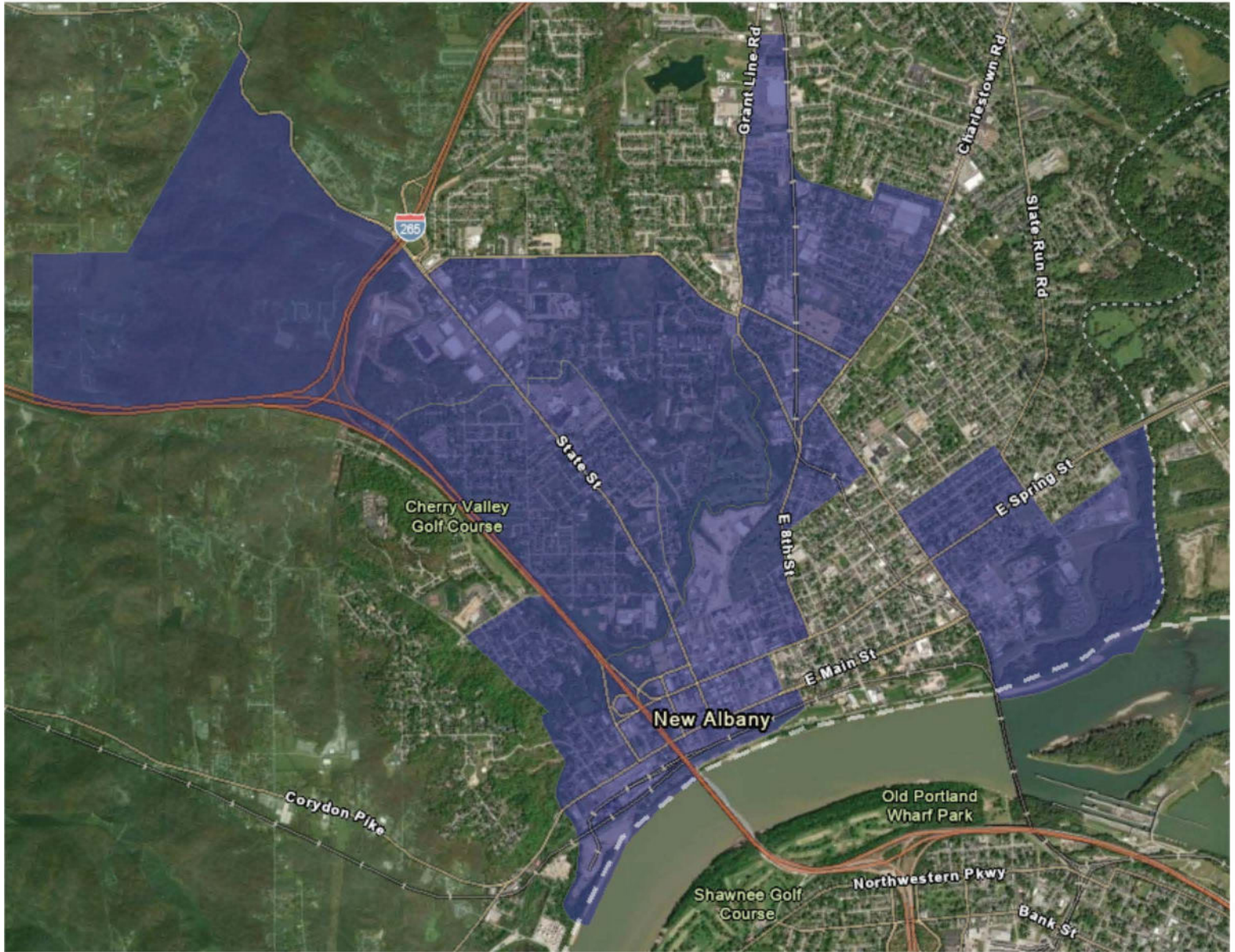
Other CDBG Requirements

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

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



FY24 CDBG Target Area



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METNUSA, USGS, EPA, NPS, USDA, USFWS, NOAA



CDBG Target Area

MEMO

To: Lori Dimick, CPD Representative
From: Shelby Carnforth, Grant Manager
Subject: FY24 CDBG Action Plan Comments
Date: May 15, 2024

This memo is meant to reiterate that during the FY24 Action Plan 30-day comment period that began on April 1st, 2024 and ended on May 1st, 2024 , no comments were received. This information is also addressed in the Executive Summary (AP-05) and AP-12, Participation.

Dept of Redevelopment New Albany
(Governmental Unit)

Floyd County, Indiana

To:
NEWS AND TRIBUNE
221 SPRING STREET
PO BOX 867
JEFFERSONVILLE, IN 47130
FED ID # 04-3314494

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head - number of lines 52
Body - number of lines
Tail - number of lines
Total number of lines in notice 52

COMPUTATION OF CHARGES

52 lines, 2 columns wide equals 104 equivalent lines at 0.5562 cents per line \$ 57.84
Additional charges for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$ 57.84

DATA FOR COMPUTING COST

Width of single column in picas Size of type 7 point.
Number of insertions

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper times. The dates of publication being as follows:

3/30 2024

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Candice Henderson

Legal Clerk

Date 4/1/24

Ad # 1877438

**City of New Albany, Indiana
Community Development Block Grant
DRAFT FY2024 One-Year Action Plan Summary
30-Day Comment Period
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 benefiting 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 2024 estimated allocation is \$680,919. Proposed projects' budgets will be proportionately increased or decreased (if allowable) from the estimated funding levels to match the actual allocation amount once determined by the U. S. Department of Housing & Urban Development.

The Annual Action Plan is used to guide decision-making in the distribution of federal grant funds received by the City during the 2023-2024 program year. Included in the plan will be the proposed use of the City's annual Community Development Block Grant funds.

The summary statement of Community Development Activities and Projected Use of funds for the FY24 CDBG Program Year is as follows:

Activities:	
Housing Projects	\$183,685
Public Facility/Improvement Projects:	\$300,000
Public Services:	\$87,234
General Administration/Fair Housing	\$100,000
Total:	\$680,919

Based on the foregoing, the Department of Redevelopment estimates that 99% of the estimated amount will be used for activities that will benefit low- and moderate-income persons. This excludes program funds to be expended for program planning and administration.

Persons wishing to view a copy of the entire DRAFT Plan may do so at City Hall, 142 E. Main Street, Suite 212 or on the City's website at www.cityofnewalbany.com.

Submit written comments to the Redevelopment Director Claire Johnson at cjohnson@cityofnewalbany.com or to the Department of Redevelopment, Room 212, City Hall, 142 E. Main Street, New Albany, Indiana 47150 through 4:00 p.m., May 1, 2024.

Claire Johnson
Redevelopment Director

hspaxfp



Anderson Herald Bulletin • Danville Commercial News
Birmingham Daily News • Goshen News • Greensburg Daily News
Jeffersonville News and Tribune • Kokomo Tribune
Lebanon Reporter • Logansport Phoenix Tribune • Washington Times-Herald

3] Billing Period		2] Advertiser/Client Name	
02/2024		NEW ALBANY, DEPT OF REDEVELOPM	
23] Total Amount Due		*Unapplied Amount	3] Terms of Payment
556.18			Due Upon Receipt
21] Current Net Amount Due	22] 30 Days	60 Days	Over 90 Days
556.18	.00	.00	.00
4] Page Number	5] Billing Date	6] Billed Account Number	7] Advertiser/Client Number
1	02/29/24	179013	LEGAL. 179013

Advertising Invoice

9] Billed Account Name and Address		Amount Paid:	
DEPT OF REDEVELOPMENT NEW ALBANY PUBLIC FACILITES SPECIALIST SUITE 212 142E MAIN STREET NEW ALBANY IN 47150		Comments:	
RECEIVED			
MAR 12 2024			

Please Return Upper Portion With Payment

10] Date	11] Newspaper Reference	12] 13] 14] Description-Other Comments/Charges	15] SAU Size	16] Billed Units	17] Times Run	18] Rate	19] Gross Amount	20] Net Amount
		BALANCE FORWARD						89.87
02/02/24	1251441	CHECK PAYMENTS						-89.87
		LBCK						
		CK# 16677						
02/17/24	1871088	NOTICE OF PUBLIC HEARI	1X 57.00		1			
		LG0VT	57.00		0.56		31.70	31.70
		02/17						
		JEFF/JEF JNOL/JEF						
02/17/24	1871425	BLOCK GRANT PROGRAM	3X 10.50		1			
		~2587434	31.50		0.00		524.48	524.48
		JEFF/JEF						

Statement of Account - Aging of Past Due Amounts

21] Current Net Amount Due	22] 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23] Total Amount Due
556.18	0.00	0.00	0.00		556.18



* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24] Invoice Number		25] Advertiser Information	
0224179013	02/2024	179013	179013
1] Billing Period	4] Billed Account Number	7] Advertiser/Client Number	2] Advertiser/Client Name
02/2024	179013	179013	NEW ALBANY, DEPT OF RED



MAYOR JEFF GAHAN

CITY of NEW ALBANY
Fiscal Year (FY) 2024

Community Development Block Grant Program **CITIZEN PARTICIPATION PLAN**

The views of citizens, public agencies, and other interested parties are solicited to ensure reasonable and accessible involvement of the citizens of New Albany in the drafting, implementation, and assessment of the City of New Albany's *Fiscal Year 2024 One-Year Action Plan*.

Participation shall be solicited through a Public Information Meeting, Public Hearings and the Department of Redevelopment. The full draft of the Citizens Participation Plan shall be made available at various community centers throughout the City, including the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority and www.cityofnewalbany.com.

The current schedule for 2024 public information meetings, public hearings and key dates are as follows. Redevelopment meetings are scheduled on the second and fourth Tuesday of the month. The Public information meeting and all public hearings are held at City Hall, 142 East Main Street, Suite 100).

Tuesday, February 13, 2024, 12:00 p.m.

NARC will authorize the Citizens Participation Plan key dates for publication in the News & Tribune on Saturday, February 17, 2024.

Tuesday, March 12, 2024, 12:00 p.m.

NARC shall conduct a Public Hearing concerning the nature of the Community Development Block Grant program to accept input into the development of the FY2024 One-Year Action Plan.

Tuesday, March 26, 2024, 12:00 p.m.

NARC will adopt the DRAFT summary of the FY24 One-Year Action Plan and authorize the publication and distribution of the Plan.

Saturday, March 30, 2024

NARC will publish a DRAFT summary of the FY24 One-Year Action Plan in the News & Tribune and post it on the City's website.

Monday, April 1, 2024, through Wednesday, May 1, 2024

Thirty-day comment period commences and concludes.

Tuesday, May 14, 2024, 12:00 p.m.

NARC will ADOPT the final FY24 One-Year Action Plan.

Friday, May 17, 2024,

NARC will submit FY24 One-Year Action Plan to HUD.

Tuesday, September 10, 2024, 12:00 p.m.

NARC will conduct a Public Hearing to report the Grantee's performance for FY2024.

Written comments should be addressed to:

New Albany Redevelopment Commission

ATTN: Director of Redevelopment

New Albany City Hall, 142 E. Main Street, Suite 212, New Albany, IN 47150

Or via email to: cjobson@cityofnewalbany.com

Indiana has been getting less snow in recent years, but why?

ANDY KNIGHT
CNHI NEWS INDIANA

ANDERSON — The widespread perception that Indiana's winters are becoming less snowy carries with it a degree of truth backed up by recent historical data.

But according to several climatologists around the state, understanding that data in context is necessary in order to gain a fuller picture of the potential environmental consequences.

"Snow is a very difficult parameter to measure," said Beth Hall, director of the Indiana State Climate Office at Purdue University.

"I think that folks are ready to hear the answer of, 'Oh, climate change is driving it.' But I wouldn't be so quick to attribute climate change to any of this necessarily."

According to a recent study by Climate Central, a nonprofit organization that conducts scientific research on issues related to energy consumption and climate change, snowfall rates nationwide have declined dramatically over the past 50 years.

This year, portions of Indiana are on track for one of the least white winters in their history. Indianapolis, for example, has seen only a little over four inches of snow so far, which would be the third lowest total since the National



Beth Hall



Erik Heckman | News and Tribune

Outside the Jackson County Court House, a decommissioned tank is covered in snow from the weather in January.

Oceanic and Atmospheric Administration began keeping such records 122 years ago.

Other cities — especially in the northern part of the state, which historically receives up to three times as much snow as other areas — may still be recording relatively robust snowfall totals, but those numbers have also plummeted. South Bend, near the southeast corner of Lake Michigan, stands at 22.2 inches for the season, but that number would be nearly 50 inches below the city's average annual total during the 2010s.

Combined with a steady increase in average temperature — the state has grown 1.2 degrees warmer since 1895, and that number is projected to be 5 to 6 degrees by mid-century, according to a report from the Indiana Climate Change Impacts Assessment — climate change is a logical, if imperfect, scapegoat, Hall said. Recent data she has studied reveals "more of an oscillation pattern," she said, characterized by a "natural variability" in snowfall totals. A greater concern, many experts note, lies not in how

much snow the state is getting, but when it's getting it. The Climate Central study also documented significant decreases in snowfall during the fall and spring — parts of the year some climatologists refer to as the "shoulder seasons." The six Indiana cities profiled in the study — Evansville, Indianapolis, Fort Wayne, South Bend, Lafayette and Terre Haute — have seen, on average, about two inches less snow in the fall months and roughly 3.3 fewer inches in the spring.

"In the spring and especially in the fall, we are seeing more events that don't have access to as much cold air aloft," said Mitch Mitchell, a North Anderson resident who has studied forecasting and weather patterns for nearly 50 years. "The result is more cold rain events, rather than snow events."

The forms of precipitation, rather than the amount, carry more far-reaching implications for the environment, as well as several sectors of the economy dependent on it. For farmers, soil with just the right amount of moisture

is vital for taking advantage of ideal planting season windows. That moisture, however, can come from slow trickling snow melt or from wind-driven rains, which experts note can degrade soil composition and hasten erosion.

"When the soil is saturated and you get a hard driving rain, you're going to get a lot more erosion than if you get six inches or a foot of snow that will melt off more gradually and not create a lot of erosion," said Cory Bohlender, president of the Madison County Farm Bureau who farms about 750 acres in and around Elwood.

Bohlender noted that for his main inventory of corn and soybeans, moisture levels need to be fairly low. With less snow melt and more spring-time rains, soil can remain too wet for too long, which can adversely affect those crops.

Another consideration, Hall said, is infrastructure. As temperatures fluctuate above and below freezing during increasingly milder winters, stress on the materials used in the state's roads and bridges becomes more pronounced — which means more money is, and will continue to be, needed to repair them.

"I have a feeling that now, with different climates and less snow, we're having much closer to the 32-degree point as opposed to well below it or well above it, it's causing more problems with our infrastructure," Hall said. "We're going to have to rethink the materials that are going to be replacing some of our infrastructure that way."

Legislative leaders mum on governor picks

Optimistic on antisemitism bill, unsure of 13th check

LESLIE BONILLA MUÑOZ
INDIANA CAPITAL CHRONICLE

Indiana's top two lawmakers, who are Republicans, kept quiet Thursday on which of six GOP candidates they'd back as the state's next governor.

Leaders also expressed uncertainty about how they'd handle public retirees benefit bills, but indicated legislation on antisemitism could pass muster this year. However, a contentious effort to make higher education institutions friendlier to conservatives could face more skepticism in the House.

Senate President Pro Tem Rodric Bray said he was still "pending" on which gubernatorial candidate to support. But when he settles on someone, he said he'd keep that private.

"Our chamber will have to work very closely with the governor and the governor's administration," Bray, R-Martinsville, told reporters Thursday. "I don't really expect that I'm going to come out publicly and be supportive of somebody."

House Speaker Todd Huston, R-Fishers, was even more firm.

"I am as neutral as neutral could be," he said.

But asked what he was looking for in a candidate, Huston said it would be someone with a "vision for Indiana."

"You know, building on the property we have, the growth that's taking place, and somebody that has a vision for ... building on what we're doing and making it even better," he said. "I'm pleased with the quality of candidates we have and ... I look forward to working with whoever our party selects."

What's next for bills on retiree benefits, antisemitism in the Senate.

With the legislative session past the halfway point, leaders are looking over the bills from their colleagues — and coming up against bill-killing policy differences.

Efforts to provide public retirees an additional benefit and to ban specifically anti-



Leslie Bonilla Muñoz | Indiana Capital Chronicle

Senate President Pro Tempore Rodric Bray talks to reporters on Thursday.

semitism in educational settings were victims of those differences last year.

Bray said those bills might see success this session.

Lawmakers have traditionally given public retirees an additional benefit, like a 13th check or a cost-of-living adjustment, every budget year. That's because pensions rarely get up with how much it costs to live.

The House is advancing a one-time 13th check, while the Senate prefers a more long-term approach featuring guaranteed bonuses instead of the traditional ad hoc treatment. It's unclear when retirees would get a first payout under that bill.

Bray noted that the House heard — and unanimously moved — his chamber's approach in a committee Thursday. He said he was "optimistic" it would get passed, but signaled the House's corresponding effort could face a more difficult path.

"I don't have the ability to say whether that'll pass right now or not," Bray said.

The Senate also killed, last year, a bill specifying that antisemitism — bias against Jewish people — is religious discrimination and is not allowed within the public education system. However, Indiana law already bans discrimination on the basis of both race and " creed," which means religion.

The House designated it a priority bill this session following the terrorist attack on Israel and subsequent, deadly war in Gaza. Bray said it would "probably" get through the Senate this time.

"We're having some con-

versations now and making sure that people are comfortable with it," he said. "I'm not going to say there might not be a change or two to it as well."

Senate Minority Leader Greg Taylor, D-Indianapolis, said he believed the bill would go through a "significant change" in the Senate. He added, "Hopefully, it's a change we can agree upon."

Taylor, who is Black, has been adamant about protecting more groups: "We have a lot of other -isms out there," he said.

'VIEWPOINT DISCRIMINATION' BILL COMES TO THE HOUSE

Huston, meanwhile, indicated a controversial Senate bill on higher education might not make it through his chamber. That's after several hours of passionate testimony against the bill in a House committee Wednesday.

The sweeping legislation would tighten lawmaker oversight of Indiana's public colleges and universities for "intellectual diversity." It would alter boards of trustees, tenure and promotions, create complaint procedures and more. Supporters say it's meant to make conservative students and faculty feel welcome but opponents say it could actually stifle freedom of expression.

Huston said university trustees are "incredibly important" and emphasized the "financial acumen" needed. "We'll see," he said of the bill. "If we — if it ever gets to that point, I'm sure it'll be an interesting conversation about who (in the caucus) is interested and who isn't."



MAYOR JEFF GAHAN

CITY OF NEW ALBANY

Fiscal Year (FY) 2024

Community Development Block Grant Program

CITIZEN PARTICIPATION PLAN

The views of citizens, public agencies, and other interested parties are solicited to ensure reasonable and accessible involvement of the citizens of New Albany in the drafting, implementation, and assessment of the City of New Albany's Fiscal Year 2024 One-Year Action Plan.

Participation shall be solicited through a Public Information Meeting, Public Hearings and the Department of Redevelopment. The full draft of the Citizens Participation Plan shall be made available at various community centers throughout the City, including the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority and at www.cityofnewalbany.com.

The current schedule for 2024 public information meetings, public hearings and key dates are as follows. Redevelopment meetings are scheduled on the second and fourth Tuesday of the month. The Public information meeting and all public hearings are held at City Hall, 142 East Main Street, Suite 100.

Tuesday, February 13, 2024, 12:00 p.m.

NARC will authorize the Citizens Participation Plan key dates for publication in the Tribune on Saturday, February 17, 2024.

Tuesday, March 12, 2024, 12:00 p.m.

NARC shall conduct a Public Hearing concerning the nature of the Community Development Block Grant program to accept input into the development of the FY24 One-Year Action Plan.

Tuesday, March 26, 2024, 12:00 p.m.

NARC will adopt the DRAFT summary of the FY24 One-Year Action Plan and authorize the publication and distribution of the Plan.

Saturday, March 30, 2024

NARC will publish a DRAFT summary of the FY24 One-Year Action Plan in the News & Tribune and post it on the City's website.

Monday, April 1, 2024, through Wednesday, May 1, 2024

Thirty-day comment period commences and concludes.

Tuesday, May 14, 2024, 12:00 p.m.

NARC will ADOPT the final FY24 One-Year Action Plan.

Friday, May 17, 2024,

NARC will submit FY24 One-Year Action Plan to HUD.

Tuesday, September 10, 2024, 12:00 p.m.

NARC will conduct a Public Hearing to report the Grantee's performance for FY2024.

Written comments should be addressed to:

New Albany Redevelopment Commission
ATTN: Director of Redevelopment
New Albany City Hall, 142 E. Main Street, Suite 212, New Albany, IN 47150
Or via email to: cjohnson@cityofnewalbany.com

Dated: February 9, 2024 Published: February 17-2024

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