



**Community Development Block Grant  
Fiscal Year 2022 Consolidated Annual Performance & Evaluation Report  
(CAPER)**

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of New Albany's Redevelopment Department is responsible for implementing the Community Development Block Grant (CDBG) program on behalf of the city. This program is administered by the U.S. Department of Housing and Urban Development (HUD) and is designed to benefit low-to-moderate-income individuals and areas while also preventing or eliminating slum and blight. In Fiscal Year 2022, the City of New Albany's Five-Year Strategic Plan prioritized urban neighborhood stabilization through infrastructure reinvestment, neighborhood sidewalk projects, rehabilitation of owner-occupied homes, concentrated code enforcement, and public service programs aimed at providing enrichment and educational opportunities for the community. During FY22, a sidewalk project was engineered and completed, homeowners received assistance with emergency home repairs, and concentrated code enforcement helped improve neighborhoods. The City also provided services to its youth, elderly, and disabled residents, including transportation assistance meant to promote independent living. The City prioritized projects and activities that supported the capacity of local organizations and agencies that provided services addressing the basic needs of the most at-risk population. The accomplishments and outcomes of these efforts are detailed in the report.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

## Accomplishments – Strategic Plan (5 Year) and Program Year

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Administration, Planning & Fair Housing	Non-Housing Community Development	CDBG: \$320,000	Other	Other	5	3	60.00%	1	1	100.00%
Affordable Housing Creation & Sustainability	Affordable Housing	CDBG: \$375,000	Homeowner Housing Added	Household Housing Unit	6	0	0.00%	1	0	0.00%
			Homeowner Housing Rehabilitated		40	28	70.00%	12	7	58.33%
Code Enforcement	Non-Housing Community Development	CDBG: \$375,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	300	417	171.33%	100	102	139%
CV- Emergency Subsistence Payments	Affordable Housing Including broadband for work & school	CDBG-CV:	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			
CV- Food Insecurity	Non-Housing Community Development Food	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	2941	14,705.00 %	1918	1918	100.00%
CV- Public Facility, Neighborhood Health Clinic	Non-Housing Community Development	CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11515	11515	100.00%			
CV-Planning & Administration	Non-Housing Community Development Administration & Planning	CDBG-CV: \$	Businesses assisted	Businesses Assisted	4	0	0.00%			
			Other	Other	1	2	200%			
Demolition/Building Stabilization/Clearance	Clearance	CDBG: \$	Buildings Demolished	Buildings	2	0	0.00%			
Home Modifications	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
			Homeowner Housing Rehabilitated	Household Housing Unit	60	28	46.67%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6500	10295	158.38%	3145	2500	79.49%
Park Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	5715	67.24%			
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	1633	46.66%	2502	275	10.99%
Rental Housing	Affordable Housing Public Housing	CDBG: \$	Rental units constructed	Household Housing Unit	20	0	0.00%			
Transportation	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	50	33.33%	141	12	8.51%

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Sustaining neighborhoods has been identified as the City of New Albany's highest priority in the CDBG Action Plan. Improving the housing stock and neighborhood code enforcement are two of the activities used to meet that objective. The City partnered with New Directions Housing Corporation to implement the Emergency Repair Program that assists low-and moderate-income homeowners with repairs that are meant to sustain the property. New Directions administers a Repair Affair Program without assistance from CDBG that provides minor repairs to elderly and disabled homeowners through in-kind services and donated materials. The Concentrated Code Enforcement Officer addressed 199 complaints and wrote 102 violations of which all were resolved. Public facility improvements were undertaken to address neighborhood stability as well. Sidewalk projects continue to be important to provide walkability within the City, The Green Street Sidewalk Project was completed this year.

Public service programs provided an array of enrichment and educational opportunities for the urban youth including character development, delinquency prevention, drug & alcohol education, school supplies, and clothes. Medical and social transportation was provided to the elderly and/or disabled.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	236
Black or African American	212
Asian	0
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>452</b>
Hispanic	17
Not Hispanic	435

**Table 1 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Above, you will find a comprehensive table containing a detailed breakdown of the various racial and ethnicity groups of our low- and moderate-income clients. This information is inclusive of the Public Services, Transportation, and Emergency Repair programs, providing a thorough and accurate representation of the demographics of those we have served.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$747,389	\$505,073

Table 2 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of New Albany	35		Entire Jurisdiction
CITY OF NEW ALBANY TARGET AREA	65		

Table 3 – Identify the geographic distribution and location of investments

### Narrative

The City received \$673,778, entitlement during FY22, and carried over \$73,610 from FY21 for a total of \$747,388.69. The largest allocation went towards completing an infrastructure project; A Sidewalk Improvement Project was completed on Green Street between State Street and Bono Road. This project fixed deteriorated sidewalks that restricted connections that benefit pedestrians. This project is located in the City's target low and moderate income areas.

The Concentrated Code Enforcement initiative plays a pivotal role in revitalizing distressed areas within the City's CDBG Target Areas. Funding is allocated to support the Concentrated Code Enforcement Officer's salary, benefits, and associated overhead costs. By actively enforcing housing and building codes, this program arrests the decline of distressed neighborhoods. As a result, ongoing improvements contribute to a safer, healthier, and more attractive living environment for residents.

The Emergency Repair Program targets low- and moderate-income homeowners (80% AMI) in the City's CDBG Target Areas. This program provides essential support for minor emergency repairs and property rehabilitation. These repairs cover a wide range of needs, including furnace and water heater installations, plumbing and electrical repairs, roof replacements, window upgrades, and other repairs meant to sustain the property. By addressing these critical repairs, the program contributes to the overall improvement and safety of homes in the community.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City partnered with local agencies such as Hope Southern Indiana, LifeSpan Resources, Open Door Youth Services, YMCA, and the New Albany Parks Department to offer public service programs. Several of these agencies leveraged additional funds at a ratio of \$2 to \$1 CDBG. These leveraged resources are provided by a variety of organizations including but not limited to the New Albany Housing Authority, Metro United Way, Strong Kids Campaign, and private donations.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	12	7
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>13</b>	<b>7</b>

Table 5 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Below are the program year goals that were in the Plan including affordable housing. All the goals supported affordable housing.

The Emergency Repair Program met 66% of its goal by rehabbing 8 low-income housing units meant to sustain the property of the elderly and disabled.



Additional goals that were met support affordable housing by way of providing updated neighborhood facilities including sidewalks and transportation. The public service goals contribute to the families' enrichment and education in the neighborhood.

- *Affordable housing sustainability*--Rehabbed 7 homeowner housing units
- *Code Enforcement*--Concentrated Code Enforcement Officer resolved 199 violations
- *Infrastructure improvements*--Sidewalk Completed
- *Public Services*--Six social service agencies provided services to the urban youth
- *Transportation*—Medical and social transportation for the elderly and disabled

**Discuss how these outcomes will impact future annual action plans.**

The Emergency Repair Program, along with concentrated code enforcement have proved to be successful in serving low-and moderate-income homeowners and areas for many years. More specifically the elderly and disabled residents of the City have benefited. The City will continue to fund these programs and will also continue its partnership of donating properties to Habitat for Humanity and the Neighborhood Stabilization Program Phase 2 when properties become available for the creation of affordable housing. Sidewalk projects have proven to be important for neighborhood stabilization impacting walkability and will continue in our plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	6	0
Moderate-income	1	0
<b>Total</b>	<b>7</b>	<b>0</b>

**Table 6 – Number of Households Served**

**Narrative Information**

The table above is specific to the Emergency Repair Program data

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Hope Southern Indiana, Mobile Pantry, Community Kitchen, the Salvation Army, Blue River Services, Homeless Coalition of Southern Indiana (HCSI), and other agencies perform outreach to assess the homeless population in Southern Indiana. The HCSI has created a centralized intake referral system for service providers from Floyd and Clark Counties actively involved which include the school system, mental health agencies, housing providers, food banks, etc. Most of these agencies partner with other providers to conduct the Point in Time Count. The White Flag Shelter continued to provide a warm environment for homeless individuals during the winter months. LifeSpring Mental Health Systems, and St. Elizabeth's Center for Women & Families all provide mental health and case management services for the homeless and at-risk populations.

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

#### **Emergency Shelter:**

St. Elizabeth's Emergency Shelter – 18 (women & children)

St. Elizabeth's Family Stability Program - 3

The White Flag - served 42 individuals from Floyd County

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

St. Elizabeth IHEDA DV Transitional Housing – 10 beds

LifeSpring Permanent Supportive Housing – 28 beds

Volunteers of America – Southern Indiana - 1

The White Flag Shelter Program saw 250 unique guests and housed the homeless during the extreme weather, a total of 56 nights open for the season. The Volunteers of America (VOA) and Kaiser Home Support Services continue to provide housing for homeless persons and more specifically homeless veterans.

Several agencies serving the homeless and at-risk of becoming homeless population received funding from the City through the ARP to assess and assist including Hope Southern Indiana, New Albany Township Trustee, Volunteers of America, Homeless Coalition of Southern Indiana, St. Elizabeth's, Kaiser Liberty Place, etc.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homeless Coalition of Southern Indiana's (HCSI) largest program is Housing Stability, prevented 125 evictions this year by providing funds for utility companies and down payments for more affordable housing.

The Volunteers of America (VOA) and Southern Indiana's HOPWA program provide emergency financial assistance to individuals with HIV/AIDS who are at risk of becoming homeless or losing utility services and other resources to help them achieve long-term housing stability including financial management, legal assistance, career opportunities and nutritional options. The programs listed in the section above all assisted a variety of low-income persons avoid becoming homeless. The New Albany Housing Authority gives special exceptions to the homeless and those at risk of becoming homeless.

**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 Volunteers of America (VOA) provided rental assistance, vocational, educational and counseling for Veterans and their families that promote stability who reside in or are transitioning to permanent housing. Liberty Place (Kaiser Home Support Services) provided 16 rooms for homeless Veterans with a 24-hour support staff to assist with positive behavioral life skills.

The Homeless Coalition of Southern Indiana (HCSI) program's expansion has allowed it to intervene proactively, offering financial assistance, legal aid, and mediation services to those facing eviction. Eviction Prevention program for those at risk for evictions. They are addressing the root causes of homelessness at its early stages, to stabilize households and prevent them from entering the cycle of homelessness. St. Elizabeth's three programs listed above assisted parenting females moving toward permanent housing with case management.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Beechwood Development project in New Albany represents a transformative endeavor that aims to revitalize one of the city's largest public housing complexes. By utilizing funds from the American Rescue Plan (ARP), the New Albany Housing Authority (NAHA) plans to demolish the existing Beechwood public housing complex and replace it with a mixed-income neighborhood that aligns with the changing needs and expectations of residents. The decision to reimagine the Beechwood complex stems from its historical significance as the oldest public housing development in the city, dating back to the 1940s. Over time, the small barracks-style buildings within the complex have fallen into disrepair due to insufficient maintenance and federal funding. To address this, the city has chosen a more comprehensive approach, opting to rebuild the entire complex from the ground up rather than attempting to restore the aging infrastructure.

The redevelopment initiative is set to cost between \$25 million and \$26 million and will take approximately two years to complete. The city will construct more than 80 housing units, including a mix of single-family and duplex homes, along with a three-story building housing 30 senior-preferred apartments. Additionally, 12 lots will be available for sale at market rates to accommodate future housing projects. This ambitious project isn't solely focused on physical revitalization; it's also expected to have broader economic implications for the surrounding area. The creation of a new mixed-income neighborhood in the Beechwood location is anticipated to trigger economic growth in adjacent neighborhoods, acting as a catalyst for further development and investment.

For the current residents of Beechwood, the redevelopment process will involve a relocation plan. Tenant protection vouchers, akin to Section 8 vouchers, will be provided to help residents move to new housing options within the region. The NAHA is actively collaborating with a relocation firm to assist residents in finding suitable housing and making the transition as smooth as possible. After the Beechwood project is completed, former residents with qualifying incomes will have the opportunity to move back, although the availability of units cannot be guaranteed. The Beechwood development is part of a broader citywide strategy to de-concentrate public housing. This approach includes the demolition of the NAHA-operated Riverview Tower, a 164-unit, 16-story building that has served older residents for approximately five decades.

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

NAHA (New Albany Housing Authority) has one of the first Family Unification Programs in the nation. Working with the Division of Family & Children the partnership provides Housing Choice Vouchers to families requiring stable housing to be reunited. NAHA has a strong history of successful

utilization of the Unification Vouchers. NAHA currently has over 300 families accessing support services that include, credit building, self-sufficiency, transportation, job referrals, GED/literacy programs, etc.

**Actions taken to provide assistance to troubled PHAs**

N/A

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The New Albany City Plan Commission (NACPC) and Board of Zoning Appeals (BZA) regularly collaborate with public, private, and collaborative developers and others in the provision of affordable housing across all neighborhoods of the City and Two-Mile Fringe Area (in which the city exercises planning jurisdiction). During the program year, the NACPC and the BZA assisted several scattered site affordable housing developments in the historic and mid-city neighborhoods of New Albany, but new housing starts are still lagging post-COVID-19 and with high-interest rates. The current Comprehensive Plan strongly encourages multi-family developers to set aside 8% of units for affordable housing, when the city assists those projects with direct or indirect financial support.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City used its limited resources to address the greatest needs to improve the quality of life for the residents of New Albany. CDBG funds were directed to programs with the highest priorities and that met the following criteria:

- Goals that demonstrate a significant need
- Aging in place population who need housing and accessibility
- Rehabilitation of the older housing stock
- Special needs population including those at risk of homelessness
- Creates a visual impact on the neighborhood

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City is consistent with HUD's lead-based paint regulations and requirements 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 Housing Corporation, the City's partner with housing programs internally evaluated and assessed the paint hazards on all project sites and determined that all of the emergency repairs required no further clearance. The "Protect Your Family from Lead in Your Home" pamphlet was distributed to rehab participants of the Emergency Repair Program as applicable.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The NAHA assists the largest population of poverty-level families in the jurisdiction. Over 300 families

access the supportive services provided i.e., case management and self-sufficiency tools, which have allowed the residents to remain in public housing for a longer period until they have sufficient skills to maintain the income level needed to support self-sufficiency. Nearly 60% of the admissions to NAHA program are elderly/disabled or homeless families. The NAHA provides free GED classes and assists with the test fee. A full-time case manager reviews the individual's & family's needs to maintain self-sufficiency. Additional programs such as credit remediation, budgeting, and home ownership classes are provided, and a computer lab is available so that residents can use the internet to access links to community resources for work programs and social services and activities. Escrow accounts are encouraged. NAHA is the first in our region to be designated as a "HUD Certified Housing Counseling Agency".

The Olive Tree Resources Financial Planning and Generational Wealth Building program focuses on empowering five single parents within income guidelines approved by New Albany residential areas. Over a 12-month period, participants receive one-on-one financial education and personalized guidance to create a tailored road map for their financial well-being. The program encompasses various aspects, such as credit restoration, budgeting, debt payoff plans, transitioning from secured to unsecured credit cards within four months, and even a credit-my-rent program to enhance credit scores. Moreover, the initiative includes a pathway to homeownership, ensuring that participants are equipped with the tools needed to achieve long-term stability and generational wealth.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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 implementation of the CDBG Program. 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Several CDBG and ARP-funded programs collectively represent the City of New Albany's commitment to fostering collaboration between public and private housing and social service agencies. Through these initiatives, the city is actively addressing housing needs, improving living conditions, and empowering residents for a brighter future.

The Emergency Repair Program targets low- and moderate-income homeowners (80% AMI) in the City's CDBG Target Areas. This program provides essential support for minor emergency repairs and property rehabilitation. These repairs cover a wide range of needs, including furnace and water heater installations, plumbing and electrical repairs, roof replacements, window upgrades, and other repairs

meant to sustain the property. By addressing these critical repairs, the program contributes to the overall improvement and safety of homes in the community.

The Concentrated Code Enforcement initiative plays a pivotal role in revitalizing distressed areas within the City's CDBG Target Areas. Funding is allocated to support the Concentrated Code Enforcement Officer's salary, benefits, and associated overhead costs. By actively enforcing housing and building codes, this program arrests the decline of distressed neighborhoods. As a result, ongoing improvements contribute to a safer, healthier, and more attractive living environment for residents.

Focused on youth development, the New Albany Housing Authority Youth Engagement & Middle School Programs enriches the lives of approximately 72 low- to moderate-income youth in grades 1st to 8th within the City of New Albany. The program offers organized, enriching activities that enhance social skills and overall behavior. These activities take place after school and during the summer months, providing a supportive environment for youth to learn, grow, and develop essential life skills.

The Neighborhood Stabilization Program (NSP) is a vital component of New Albany's housing initiatives. One home prepared through this program will be available for sale this fall. The property features four bedrooms and two bathrooms. Up to \$10,000 in homebuyer assistance is available based on financial need. The completion estimate for the property is set for late September 2023. By offering this home for sale, the NSP contributes to stabilizing neighborhoods and increasing housing availability for prospective homeowners.

A key aspect of the coordination between public and private housing and social service agencies has been the implementation of a comprehensive Housing Study, which will provide the city with a clear understanding of housing needs and trends within the community. This study will enable the City to strategically allocate resources and collaborate effectively with both public and private partners to address housing challenges and opportunities.

Furthermore, the introduction of Pre-approved Building Plan Sets will streamline the housing development process, fostering greater collaboration between housing agencies and private developers. This initiative hopes to accelerate the creation of new housing units and improve the overall efficiency of the development projects.

To make effective use of available resources, Redevelopment in partnership with the Planning Commission is working to compile an inventory of vacant and obsolete land. This inventory will be a valuable tool for identifying suitable locations for housing developments. City-owned properties are regularly put out for Request for Proposals (RFPs) to solicit innovative housing projects from developers, ensuring that we maximize the utilization of available spaces for housing development.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**



In the past year, the City of New Albany, Indiana, has undertaken several actions to address and overcome the impediments identified in the Analysis of Impediments to Fair Housing Choice. Building upon the progress made last year, the city continues to demonstrate its commitment to fostering fair housing practices and promoting equitable access to quality housing for all residents. Here's an overview of the specific actions taken to overcome each identified impediment:

#### Education and Outreach:

Code enforcement officers have proactively engaged in educational outreach efforts to increase awareness of the Fair Housing Act within the community. They have been distributing pamphlets on fair housing rights and responsibilities to residents. The pamphlet, based on the Indiana Civil Rights Commission's template and guided by the Indiana Fair Housing Act, serves as an important resource. Additionally, the pamphlet is available for public access in the Redevelopment office, ensuring that information is readily available to those who seek it. The distributed pamphlets serve to empower residents with the knowledge they need to understand their fair housing rights and make informed choices.

#### Quality vs. Affordability of Rental Housing:

The City of New Albany has demonstrated a commitment to ensuring the quality of rental housing through comprehensive efforts. The appointment of a rental inspection officer plays a pivotal role in this endeavor. This officer is responsible for conducting thorough inspections of rental properties to ensure that they meet safety and quality standards. Furthermore, the building commission has retained a dedicated attorney who focuses on enforcing local building and housing ordinances. These initiatives collectively contribute to maintaining high standards of housing quality within the city.

In terms of affordable rental housing, New Albany has taken significant strides by increasing the availability of Low-Income Housing Tax Credit (LIHTC) units. With 330 LIHTC units, 621 Housing Choice Voucher Units, and 787 Low Rent Units, the city's efforts have led to a total of 1,738 affordable rental units. This commitment to providing diverse and affordable housing options supports the goal of equitable housing access for all residents.

#### Lack of Quality of Affordable Homeowners Housing:

The City of New Albany remains dedicated to addressing the lack of quality affordable homeowners housing. Collaborative partnerships with organizations such as New Directions Housing Corporation and Habitat for Humanity have been pivotal in this endeavor. The Neighborhood Stabilization Program (NSP) continues to yield affordable housing units for homeownership. Additionally, the city actively explores opportunities to RFP (Request for Proposals) city-owned properties, making them available for development that benefits cost-savings to potential homeowners. The implementation of pre-approved building plan sets further streamlines the process, cutting costs and reducing time for affordable housing development.

#### Continuing Need for Accessible Housing Units:

The city recognizes the ongoing need for accessible housing units and is exploring innovative approaches to address this concern. Potential solutions include incentivizing developers to incorporate accessible design features when constructing new housing units. By providing developers with clear guidelines and incentives to prioritize accessibility, the city can contribute to a more inclusive housing landscape for individuals with mobility challenges.

#### Economic Issues Affecting Housing Choice:

Building upon last year's progress, New Albany continues to focus on promoting attainable and accessible housing options. The utilization of pre-approved building plan sets facilitates cost-effective housing development, enabling developers to create housing units that are both affordable and of high quality. The city's housing study informs strategic decisions, ensuring that housing supply aligns with demand. Additionally, initiatives supported by the American Rescue Plan Act (ARP) contribute to economic stability, fostering a supportive environment for housing choices.

#### Patterns of Segregation and Spatial Isolation:

New Albany's commitment to addressing patterns of segregation and spatial isolation is evident through initiatives that enhance neighborhood connectivity. Walkability initiatives, sidewalk projects, and trail developments have been undertaken to create more integrated and accessible neighborhoods. By improving neighborhood connectivity, the city fosters social cohesion and ensures that all residents have equal access to community amenities and resources. Furthermore, the decentralization of public housing through partnerships with the New Albany Housing Authority (NAHA) contributes to dispersing housing options across the city, promoting integration, and reducing concentration in specific areas.

In conclusion, the City of New Albany has continued to make significant strides in overcoming identified impediments to fair housing choice. Through a combination of educational outreach, rental housing quality enhancements, affordable homeownership initiatives, accessibility considerations, economic empowerment, and neighborhood integration efforts, the city is actively working to create an inclusive and equitable housing landscape for all residents. These actions align with the city's commitment to fair housing principles and its ongoing efforts to ensure that housing remains attainable, accessible, and of high quality for individuals and families throughout the community.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All Procedures, Reporting and Contract Templates are utilized and followed from the Guidebook for Grantees on Subrecipient Oversight Managing CDBD Manual.

The Department of Redevelopment uses its best efforts to encourage minority and women business enterprises with the maximum opportunity by way of including language in all CDBG funded Request for Proposals/Qualifications, Invitations to Bid, and legal advertisements. All contracts and Subrecipient Agreements include language for inclusion of participation of MBE & WBE.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The New Albany Redevelopment Commission held a public hearing on September 12, 2022, at which time the report was made available to the public for a 15-day review and the comment period commenced. The report was posted in the Redevelopment Office at 142 E. Main Street, the New Albany-Floyd County Library, the New Albany Housing Authority and on the City's website at [www.cityofnewalbany.com](http://www.cityofnewalbany.com). A notice of the public hearing was published in the local newspaper (News & Tribune) on September 1st and 2nd. The Redevelopment Department staff contacted community agencies directly to request input into the CAPER.

If comments on the report are received, they will be included as an attachment to the CAPER submitted to HUD. No comments were received during the comment period ending today at 3:00 pm.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

N/A

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1789.5				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 7 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

### Narrative

One Section 3 project was completed in the program year. The total labor hours for this project were 1,789.5.