

CITY OF ALBANY, GEORGIA



2019-2020 Annual Action Plan

**Prepared By
The City of Albany
Department of Community & Economic Development**

Executive Summary

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

1. Introduction

The City of Albany submits the Fiscal Year 2019-2020 Action Plan as the fourth year Action Plan of the 2016-2021 Consolidated Plan. An Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all participating jurisdictions receiving annual entitlement grants. The Annual Action Plan is the City's application to HUD for entitlement grant funding for each fiscal year. The following sections provide a concise summary of key points within the FY 2019-2020 Action Plan including available and potential resources. The Plan was adopted by the City of Albany, Board of City Commissioners on May 28, 2019 and the final document is due to HUD no later than June 25, 2019. HUD advised Grantees that they may conduct citizen participation on its draft plan based on estimated CDBG and HOME funding amounts, and the City included contingency provision language within its advertisements to advise the public of potential adjustments that would be made to the City's Action Plan upon official notification of actual allocations from HUD. The City advertised its Summary of Proposed Use of Funds in local newspapers beginning on April 7, 2019 (Albany Herald) and April 17, 2019 (Southwest Georgian) which were based on prior year funding for CDBG and HOME Allocations. The City received its Notice of Award on April 23, 2019, and this Plan reflects activities and programs based on the City's actual allocations.

2. Summarize the objectives and outcomes identified in the Plan

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

The City's 2016-2021 Consolidated Plan establishes funding priorities for the below eight priority needs for the five-year planning period:

1. Neighborhood Revitalization
2. Maintain Affordable Housing Stock
3. Increase Access to Affordable Housing
4. Support the Needs of Homeless and At-Risk Persons
5. Public Services Supporting Low-Income and Special Needs Populations
6. Acquire, Develop, or Improve Public Facilities
7. Affirmatively Further Fair Housing Choice
8. Program Administration and Planning

CDBG and HOME Funds will be used to address specific priorities for FY 2019-2020 for low to moderate-income persons. The City of Albany will seek to collaborate with public and private agencies to improve the quality of life for very low, low and moderate citizenry within the strategic planning areas. The City will encourage networking of human service providers through strategic planning meetings to enhance cooperation between area organizations and agencies and identify the gaps in the underserved population.

Additionally, the City will continue to work with housing, human service providers, and advocates in the community to assess the specific housing needs of people with disabilities.

Because the City has been impacted by recent natural disasters: two straight line winds in 2017 and a hurricane in 2018, any CDBG-DR funding will be used to address community and housing needs of these impacted households to include those occupied by LMI residents.

3. Evaluation of past performance

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

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Each year, the City of Albany reports its progress in meeting specific housing, public service, and other community and economic development goals of its Annual Action Plan in a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of the new program year or by September 30th annually. Copies of recent CAPERs are available for review at the City of Albany Department of Community and Economic Development (DCED) or online at <https://www.albanyga.gov/about-us/city-departments/community-economic-development> under Planning Documents and Reports.

In identifying goals and future projects, the City utilizes priorities specified within its 2016-2021 Consolidated Plan to strategically plan. Citizen input and these priority community needs determine the types of projects that the City will undertake for the upcoming program year. The City in partnership with the Community Development Council, will continue to monitor and evaluate the performance of the City's HUD programs while ensuring regulatory compliance. According to the City's last Consolidated Annual Performance Evaluation Report (CAPER), the City is making consistent progress in achieving the FY 2016-2021 Consolidated Plan Goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City conducted significant consultation with citizens in preparing its 2019-2020 Action Plan. The City hosted **twelve (12)** community meetings with **407** attendees and provided options for stakeholders to provide input. A Community Needs Survey was also used to determine needs and priorities for the planning period. Outreach efforts resulted in **429** survey respondents. A summary of comments received from all community meetings are provided in the Citizen Participation section of this Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received through the public meetings and the community survey are summarized in the Citizen Participation section of this Plan.

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

The City took all comments into consideration in preparing the Annual Action Plan. The City reviewed all comments for common and recurring themes to help establish priorities and goals.

7. Summary

The City's Notice of Award indicated an allocation of \$1.3 million from HUD through two entitlement grants: **Community Development Block Grant (CDBG) - \$852,306 and HOME Investment Partnerships Program (HOME) - \$456,215**. Entitlement grants provided through HUD are determined by statutory formulas. The City anticipates on receiving approximately **\$815,982 as program income** through the two grant programs. Program income is defined as gross income received by the City directly generated from the use of HOME or CDBG funds. The City will ensure that the funding is utilized in compliance with applicable federal regulations and programmatic requirements in addressing priority community needs for the planning period.

The City seeks to undertake a variety of community and economic development activities during the upcoming program year. For projects and activities (AP-20) to be undertaken by the City of Albany beginning on July 1, 2019 - June 30, 2020, please select file:///C:/Users/shawkins/OneDrive%20-%20AlbanyDOCO/Action%20Plans/2019-2020/AP-20%20and%20AP-38%20Word%20Versions/AP-20%20Annual%20Goals%20and%20Objectives%20(Word%20Version).pdf for a complete and accurate list of Annual Goals and Objectives to include a summary of the goals. For a complete and accurate list of projects and project summary information (AP-38) to be undertaken by the City of Albany beginning on July 1, 2019 - June 30, 2020, please select file:///C:/Users/shawkins/OneDrive%20-%20AlbanyDOCO/Action%20Plans/2019-2020/AP-20%20and%20AP-38%20Word%20Versions/AP-38%20Project%20Summary%20(Word%20Version).pdf

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
CDBG Administrator			Department of Community & Economic Development
HOME Administrator			Department of Community & Economic Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Albany, Department of Community & Economic Development (DCED) is responsible for development of the Five Year Consolidated Plan (2016-2021) and 2019-2020 Annual Action Plan through collaborative efforts of City staff and local stakeholders.

Consolidated Plan Public Contact Information

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

1. Introduction

In preparing this Plan, the City of Albany conducted significant public outreach to gather input from citizens, City staff, non-profit agencies, housing developers, local service providers, government agencies, the Albany Housing Authority, and others. To identify community development and housing priorities, the City held twelve (12) public meetings (407 attendees) at various times and locations throughout Albany and conducted a communitywide survey for which there were 429 responders. These outreach efforts are summarized in the Citizen Participation section of this Plan.

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

The City of Albany provides funding and works closely in partnership identified partners, agencies, and organizations to coordinate resources and efforts which enhance coordination of public and assisted housing providers. These agencies hold monthly and quarterly meetings and coordinates activities serving the homeless and low-income communities in the area. These groups include human service providers, community advocates, lenders, and institutions of higher learning. The City will continue to forge new partnerships specifically with social agencies, housing agencies, institutions of higher learning, and organizations who serve special population groups such as the elderly and people with disabilities. Additionally, the City will also seek to partner with those agencies that provide services for youth. Funding for these agencies will be made available annually through a competitive or limited application process.

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 City of Albany participates in Georgia’s Balance of State Continuum of Care (BoS CoC). A City staff sits on the BoS CoC’s Homeless Management and Information Systems Committee and a representative of the Albany-Dougherty Homeless Coalition is a member of the Board. The City participates annually or bi-annually in the BoS CoC’s Point-in-Time homeless count in January.

In addition to participating in the BoS CoC, Albany has a local organization – the Albany-Dougherty Homeless Coalition – dedicated to addressing the needs of homeless persons and persons at risk of homelessness. Founded in 1997, the Coalition is a collaboration of organizations and advocates dedicated to ending homelessness and increasing the local supply of sustainable and affordable housing. The Coalition meets monthly to identify, plan, and implement activities to address homelessness in Albany. Annually, the organizations conducts a homeless count, hosts a Homeless Summit to enhance

coordination between local agencies, and holds a Project Homeless Connect event designed to provide homeless persons with medical services, healthcare options, clothing, and other basic needs.

In 2012, the Coalition published *Recommendations to Albany-Dougherty County: 10-Year Plan to Reduce Homelessness*, which identified short-, mid-, and long-term goals to addressing homelessness in the city and county. In the short term, the agency sought to increase awareness regarding homelessness and strengthen relationships between local providers. Mid-term goals focus on homeless prevention, strategies for special populations, and improved data management. The long-term goal is to increase the number of transitional and permanent housing units available for chronically homeless persons. More detailed descriptions of resources, facilities, and activities aimed at preventing or reducing homelessness are included in the 10-Year Plan to Reduce Homelessness 2012-2022 and Annual Action Plan sections of this document.

Over the next five years, the City will continue to forge new partnerships with social service agencies, housing developers/managers, educational institutions, and organizations serving special needs populations including elderly, persons with disabilities, and youth. Funding for these agencies will be made available annually through a competitive application process.

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 Albany does not receive Emergency Services Grant (ESG) funds directly from HUD, but participates in the Balance of State Continuum of Care, receiving a portion of the state's ESG allocation through the Georgia Department of Community Affairs (DCA). The Homeless Coalition of Albany-Dougherty County serves as the lead agency for the Continuum of Care Plan for the City.

City of Albany agencies who serve the homeless population, including DCED, enters data into Client Track for reporting to DCA in tracking the provision of services to individuals.

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	Albany Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview and several meetings- Discussed public housing needs and housing and job training programs. The City and Albany Housing Authority will collaborate and provide housing opportunities to residents, enrollment in the Section 3 Job Training Program, and provide rental units for possible relocation as AHA units are rehabilitated.
2	Agency/Group/Organization	Albany Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meetings - Coordination of services were discussed to address poverty, crime, and community needs. Fight Albany Blight is an initiative to assist with combating these issues and the City's Departments: Community and Economic Development, Code Enforcement, Planning Department, Police Department, and Public Works are coordinating resources and efforts to address blight and associated issues using a block by block strategy.
3	Agency/Group/Organization	Albany State University
	Agency/Group/Organization Type	Services-homeless Services-Education Other government - State

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting - Discussions were held with professors of the social work field and their students. Albany State University students assist with volunteerism during the Annual Homeless Project Connect Event, and the City provides internship opportunities within City Departments to provide hands-on learning opportunities.
4	Agency/Group/Organization	Albany Utilities
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Barriers to Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting - Discussions were held with staff of the local utility company to determine programs and services to benefit residents with lowering utility costs for households. The Weatherization Program has been continued with use of nonfederal funds, and the City will seek to incorporate energy efficient measures into rehabilitations. Southwest Georgia Community Action Council administers the LIHEAP Program in collaboration with Albany Utilities.
6	Agency/Group/Organization	DOUGHERTY COUNTY
	Agency/Group/Organization Type	Other government - County District Attorney

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting - Discussion with County Administrators to identify available housing resources and strategically plan to rehabilitate existing housing and produce new construction housing.
7	Agency/Group/Organization	Dougherty County Public Schools
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting - Members of the Dougherty County School System attend the Homeless Coalition and participate in community activities to combat homelessness which impact households with students. Also, Fair Housing Workshops were held at Dougherty County Schools to educate parents and students on fair housing laws.
8	Agency/Group/Organization	Liberty House of Albany, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness 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?	Interview - Discussion with Program Administrators of Liberty House and the provision of housing vouchers to homeless and households at risk of homelessness through the ESG and TBRA Programs.
10	Agency/Group/Organization	Aspire Behavioral Health & Developmental Disability Services
	Agency/Group/Organization Type	Community Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting - Discussion with a Program Staff to discuss available resources and services to benefit LMI residents and special populations.
11	Agency/Group/Organization	Neighborhood Watch
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meetings - Public Meetings were held with five (5) Neighborhood Watch Groups to discuss available community resources and collaborative partnerships.

12	Agency/Group/Organization	Open Arms, Inc.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children 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?	Interview - Discussion with Program Administrators of Open Arms and the provision of housing vouchers to homeless and households at risk of homelessness through the ESG and TBRA Programs.
13	Agency/Group/Organization	WorkSource Southwest Georgia - ResCare
	Agency/Group/Organization Type	Services - Housing Services-Employment
	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?	Interview - Discussion with Project Director on job training and employment services to special populations, extremely low and low income residents of Albany-Dougherty County.
14	Agency/Group/Organization	Albany Relief and Recovery
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	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?	Meetings - Discussion with local missions Pastor on housing repair needs for elderly, disabled, and residents impacted by January 2017 straight line winds and Hurricane Michael in October 2018.

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

Efforts were made to consult as broad a group of community stakeholders as possible. Invitations to participate in the planning process were extended. No agency types were excluded from participation.

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	Albany-Dougherty Homeless Coalition	Goals from the 10-Year Plan directly overlap with Strategic Plan goals related to reducing homelessness, increasing the supply of affordable housing, and promoting inter-agency coordination. Specific goals from the 10-Year Plan include: increasing awareness of homelessness needs, strengthening relationships between local agencies, homelessness prevention, strategies for special needs homeless populations, improved data management, and increased transitional and permanent housing for the chronically homeless.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Recommendations to Albany-Dougherty County	Albany-Dougherty Coalition to End Homelessness	Goals from the 10-Year Plan directly overlap with Strategic Plan goals related to reducing homelessness, increasing the supply of affordable housing, and promoting inter-agency coordination. Specific goals from the 10-Year Plan include: increasing awareness of homelessness needs, strengthening relationships between local agencies, homelessness prevention, strategies for special needs homeless populations, improved data management, and increased transitional and permanent housing for the chronically homeless.
PHA 5-Year Plan (for FY 2016-2017)	Albany Housing Authority	PHA goals directly overlap with Strategic Plan goals related to the provision of affordable housing, economic development, and fair housing. Specific goals from the PHA 5-Year Plan and PHA Annual Plan include: HOPE VI/Choice Neighborhood Program, mixed finance modernization or development, conversion of public housing units to RAD, and project-based vouchers; expanding the supply of assisted housing through rental vouchers, increasing public housing occupancy, and leveraging private and other public funds; improving the quality of assisted housing through renovations and customer service; improving the living environment by deconcentrating poverty; promoting self-sufficiency through employment and supportive services; and affirmatively furthering fair housing.
Fight Albany Blight/GICH	Albany Georgia Initiative for Community Housing Team	This plan aids the City in strategically planning for housing needs and targeting resources to areas of highest needs. FAB focuses on neighborhood revitalization, beautifications, elimination of slum and blight, and crime prevention at a street level and block by block. Collaboration between public and private entities will enhance success of planning initiatives.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Albany-Dougherty Homeless Coalition meets during the fourth Monday of each month to discuss efforts and to strategize with other nonprofit agencies (whose mission is to provide assistance to homeless populations) to identify, plan, and undertake initiatives to address

homeless needs within the community. Annually, the Coalition conducts a Homeless Count to identify the number of homeless persons within Albany. Additionally, a Homeless Summit is held to bring together nonprofit groups and agencies who serve the homeless population so that each may advise on their agency's services. A Homeless Project Connect Event is held annually in November to bring the necessary services directly to homeless persons to include medical services, healthcare options, and other services to meet their immediate needs: clothing, personal hygiene products, and personal grooming. However, because of the impact of Hurricane Michael in October 2018, the annual event was cancelled.

The City is undertaking a number of initiatives, in collaboration with local agencies and partners, to address crime, neighborhood blight, quality housing needs, economic development to include encouraging a skilled workforce and job creation/retention, and other community needs. These initiatives are to promote a sustainable, healthy, and thriving community for residents and businesses.

AP-12 Participation – 91.105, 91.200(c)

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

The Community Development Council (CDC) is the primary vehicle for citizen involvement in the Consolidated Plan, One Year Action Plan and DCED programs with special emphasis placed upon participation and representation of low to moderate income citizens. The City and CDC's outreach efforts targeted the general public, as well as areas of low and moderate income households and racial/minority concentrations. To further outreach efforts and target special populations, DCED staff highlighted the annual Action Plan process before City of Albany Board of Commissions on May 28, 2019. A public hearing was held: April 22, 2019. The comment period ended on May 22, 2019.

Advanced notice was given to citizens through announcements in the local newspaper, social media, the City's webpage, and community meeting notices for solicitation of citizen participation from all wards. Citizen participation was solicited from all Wards. All documents related to the development of our Annual Action plan including the document itself were made available to residents at no charge.

The thirty day comments period began on April 22, 2019 and ended on May 22, 2019. Oral comments were noted during the public meetings; however, no further comments were received. On May 28, 2019, the City Commission at their regularly scheduled Commission Meeting adopted the Action Plan which is open to the public and provides a final opportunity for citizens to make comments on the Plan before approval.

The City will provide the final report to HUD electronically online via HUD's eCon Planning Suite by June 25, 2019.

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)
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1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless Needs/Elder Needs/Business Needs</p>	Twelve (12) public and community meetings held with a total of 407 attendees	<p>Priority needs identified through the meetings include: Homeowner rehabilitation and repair assistance needed; need for affordable and quality senior housing; code enforcement and beautification initiatives; community clean-up to include demolition of abandoned buildings and homes; weatherization and energy efficiency improvements; business assistance and economic development in low income neighborhoods; need for youth programs and job training; housing for special populations (people with disabilities,</p>	None	
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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)
				senior, ex-offenders); need for housing vouchers; collaboration between local organizations/agencies ; need for better street lighting; and crime prevention.		
2	Stakeholder Interview	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Several meetings were held with the Executive Director of the Albany Housing Authority	Priority needs identified through the meetings included: Housing needs and economic development initiatives to create jobs within the community.	None	

3	Survey on Community Needs	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	429 survey respondents	<p>Priority economic/community development needs included: Financial assistance for entrepreneurs and small businesses, redevelopment or demolition of abandoned properties, more code enforcement efforts, and financial assistance for community organizations. Public service needs included child abuse prevention, domestic abuse services, drug abuse education/crime prevention, housing counseling, and educational/literacy. Housing priority needs included: housing for seniors, emergency shelter for homeless/homeless</p>	None	
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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)
				shelters, and housing for persons with physical disabilities.		
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public Notices of the FY 2019-2020 Proposed Use of Funds and public hearings were advertised in both local newspapers on April 7th and April 17th: Albany Herald and Southwest Georgian.	No oral or written comments were received through advertisement of the public notices.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	23 attendees	<p>Priority community needs and discussions included: Housing repairs and rehabilitation; financial assistance for small businesses; more code enforcement efforts; senior services; and youth development.</p>	None	
7	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The departmental webpage, City's main webpage, and social media are also a primary method for advertisement of the Action Plan.</p>	<p>No comments were received by our office from advertisement on DCED or the City's websites or social media.</p>	None	

8	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	91 attendees	<p>Residents of South Albany assembled during community meetings to discuss priority needs. Priority Strategic Goals developed from input obtained during the meetings included: 1. Reduce Crime in Neighborhoods 2. Infrastructure Repair and Maintenance 3. Address Housing and Property Issues 4. Encourage Economic Development 5. Reduce Poverty6. Floodplain Management and Mitigation7. Reinforce Social and Cultural Amenities8. Historic</p>	None	
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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)
				Preservation 9. Address Food Deserts10. Promote Wellness and Healthy Living		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Albany seeks to use its CDBG and HOME Program funds to serve the needs of low- to moderate-income persons and households in partnership with capable agencies to include public and private partners, developers, financial lending institutions, and nonprofits. Below is a description of the anticipated funding for the CDBG and HOME Programs based on the allocation for the current program year.

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	852,306	694,124	0	1,546,430	804,735	Administration of the CDBG Program.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	456,215	121,858	0	578,073	450,000	Administration of the HOME Program.

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 Albany meets HUD’s severe fiscal distress criteria and qualifies for a 100% reduction in match requirements under the HOME and ESG programs. This determination is based on the city’s poverty rate and per capita income in relation to national averages. The HOME and ESG matching requirement is not applicable to the City of Albany due to its family poverty rate which is at 33.2% which is above the threshold for families in poverty (18.4%), and the City's PCI is below the \$21,330 threshold at \$18,732. HUD placed the City of Albany in "Fiscal Distress", granting a 100% Match Reduction. Albany has remained in severe fiscal distress status since the 1994 and 1998 Floods, two straight line winds of January 2017, and Hurricane Michael in October 2018.

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

Discussion

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

There are several publically owned parcels that may be utilized to address the needs identified in the FY 2018-2019 Action Plan. The City of Albany owns over 300 vacant parcels within the City, and most of these parcels are located within the 100 Year Floodplain which adversely impacts potential development to meet low and moderate income housing needs.

Additionally, the City owns approximately 200 vacant parcels that are restricted from future development by the Federal Emergency Management Agency (FEMA). See Unique Appendices under AD-26 Administration for a listing of these City-owned properties. These parcels are predominantly within special flood hazard areas in the South Albany NRSA. Buildable vacant parcels will be marketed for private development of affordable housing under both rental and homeownership models. Developer incentives will be offered to assist with encouraging affordable housing development on these lots and others owned by the City. FEMA-restricted parcels will be maintained as open space per FEMA requirements.

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	Demolition and Clearance	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Neighborhood Revitalization	CDBG: \$0	Buildings Demolished: 0 Buildings
2	Affordable Rental Housing	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Maintain Affordable Housing Stock Increase Access to Affordable Housing	HOME: \$119,301	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Production of New Housing Units (CHDO)	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Increase Access to Affordable Housing	CDBG: \$0 HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
4	Rehab / Repair of Existing Housing Units	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Maintain Affordable Housing Stock	CDBG: \$123,741 HOME: \$309,722	Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit
5	Acquisition / Disposition of Existing Units	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Neighborhood Revitalization Maintain Affordable Housing Stock Increase Access to Affordable Housing	CDBG: \$70,000	Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Direct Financial Assistance	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Increase Access to Affordable Housing	CDBG: \$0 HOME: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
7	Housing Counseling	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Increase Access to Affordable Housing Affirmatively Further Fair Housing Choice	CDBG: \$35,825	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
8	Fair Housing Education	2016	2021	Fair Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Affirmatively Further Fair Housing Choice	CDBG: \$8,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Build Community Capacity	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Neighborhood Revitalization Public Svcs for Low-Income / Special Needs Program Administration and Planning	CDBG: \$30,474	Businesses assisted: 15 Businesses Assisted
11	Homeless Services	2016	2021	Homeless	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Support the Needs of Homeless and At-Risk Persons	CDBG: \$65,822	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
12	Public Facilities	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Acquire, Develop, Improve Public Facilities	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Improvements / Infrastructure	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Neighborhood Revitalization	CDBG: \$25,000 HOME: \$0	Businesses assisted: 3 Businesses Assisted
14	Public Services	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Public Svcs for Low-Income / Special Needs	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Businesses assisted: 5 Businesses Assisted
15	Economic Development	2016	2021	Economic Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Neighborhood Revitalization Public Svcs for Low-Income / Special Needs	CDBG: \$288,646	Jobs created/retained: 3 Jobs Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Planning and Administration	2016	2021	Non-Housing Community Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Program Administration and Planning	CDBG: \$308,957 HOME: \$57,807	Other: 0 Other
17	Planned Section 108 Repayment	2016	2021	Economic Development	ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA	Program Administration and Planning	CDBG: \$329,799	Other: 2 Other
18	Loan Servicing	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Program Administration and Planning	CDBG: \$136,926	Direct Financial Assistance to Homebuyers: 2 Households Assisted Businesses assisted: 3 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Rehabilitation Administration	2016	2021	Affordable Housing	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Program Administration and Planning	CDBG: \$48,240	Other: 18 Other
20	Section 3 Employment Training	2016	2021	Economic Development	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA	Program Administration and Planning		

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Demolition and Clearance
	Goal Description	Demolition and clearance activities to eliminate slum and blight conditions within neighborhoods.
2	Goal Name	Affordable Rental Housing
	Goal Description	Maintain affordable rental housing options within the community through the provision of Tenant Based Rental Assistance.
3	Goal Name	Production of New Housing Units (CHDO)
	Goal Description	New construction of affordable housing
4	Goal Name	Rehab / Repair of Existing Housing Units
	Goal Description	Rehabilitation of rental and homeowner housing that benefit extremely low, low, and moderate income households.
5	Goal Name	Acquisition / Disposition of Existing Units
	Goal Description	Acquisition of housing for rehabilitation to benefit low and moderate income households/disposition of vacant, City-owned parcels for the benefit of low and moderate income persons.
6	Goal Name	Direct Financial Assistance
	Goal Description	Direct financial assistance to homebuyers to make homeownership affordable.
7	Goal Name	Housing Counseling
	Goal Description	Housing counseling and financial literacy workshops/trainings to educate on pre and post homeownership, rental housing, and loan default.

8	Goal Name	Fair Housing Education
	Goal Description	Fair housing education to make the public aware of prohibited housing discrimination.
10	Goal Name	Build Community Capacity
	Goal Description	Workshops and trainings to educate nonprofits on financial management, grant writing, board development, fund raising, etc. to build staffing and financial capacity.
11	Goal Name	Homeless Services
	Goal Description	Public services that benefit homeless persons/households or those at risk of homelessness.
12	Goal Name	Public Facilities
	Goal Description	Rehabilitation and improvements to public facilities that serve low income persons/households.
13	Goal Name	Public Improvements / Infrastructure
	Goal Description	Commercial rehabilitation and public infrastructure improvements within LMI and NRSA areas to include business assistance.
14	Goal Name	Public Services
	Goal Description	Services provided by nonprofit organizations that benefit low income residents such as homeless, youth, disabled, elderly, and other special populations.
15	Goal Name	Economic Development
	Goal Description	Economic development activities associated with small businesses located within the Microbusiness Enterprise Center (MBEC) that create and retain jobs for low and moderate income persons.
16	Goal Name	Planning and Administration
	Goal Description	Management, oversight, and planning activities associated with administration of CDBG and HOME Programs.

17	Goal Name	Planned Section 108 Repayment
	Goal Description	Repayment of two Section 108 Loans to HUD for loans made to Hilton Gardens Inn and MacGregor Golf Company.
18	Goal Name	Loan Servicing
	Goal Description	Servicing of residential and business loans that benefitted low and moderate income households and small businesses that created and retained jobs for low income persons.
19	Goal Name	Rehabilitation Administration
	Goal Description	Administration services associated with rehabilitation programs to include inspections and formulation of work specifications/scope of works for housing units repaired under CDBG Programs.
20	Goal Name	Section 3 Employment Training
	Goal Description	Provision to increase job training and employment opportunities for extremely low and low income persons.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2019-2020 program year are identified in the table below. Additional details are provided in Section AP-38. For a complete and accurate list of the City's projects to be undertaken from July 1, 2019 - June 30, 2020, please select the following link: **file:///C:/Users/shawkins/OneDrive%20-%20AlbanyDOCO/Action%20Plans/2019-2020/AP-20%20and%20AP-38%20Word%20Versions/AP-38%20Project%20Summary%20(Word%20Version).pdf**

Projects

#	Project Name
1	CDBG Administration
2	Section 108 Loan Repayment
3	Microbusiness Enterprise Center
4	Loan Servicing
5	Housing Rehabilitation - CDBG
7	Demolition
8	Public Services
9	Capacity Building for Non-Profits
10	Fair Housing
11	Housing Counseling
12	Homeless Programs
13	Rehabilitation Administration
14	Section 3 Program
15	HOME Administration
16	Rental Rehabilitation
17	AHOP Program
18	Down Payment Assistance
19	Tenant Based Rental Assistance
20	CHDO Set-Aside
21	Disposition
22	Housing Rehabilitation - HOME
23	Tree Plantings/Beautification
24	CHDO Operating Assistance
25	Acquisition/Rental Rehabilitation
26	Acquisition
27	Commercial Facade
28	Commercial Rehabilitation

Table 7 - Project Information

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

The City seeks to undertake the projects and programs to meet the needs of its low and moderate income persons. The activities that have been identified as 2019-2020 projects will assist the City in meeting community priorities which was derived from public input and community meetings in formulation of the 2019-2020 Action Plan and the 2016-2021 Consolidated Plan. Additionally, with two tornados that the City suffered in January 2017 and also Huricane Michael in October 2018, the identified projects will aid the City in disaster relief efforts to rebuild impacted communities and assist impacted households.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration and Planning
	Funding	CDBG: \$308,957
	Description	The management and oversight of the CDBG Programs by the City of Albany, Department of Community & Economic Development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
2	Planned Activities	Administration
	Project Name	Section 108 Loan Repayment
	Target Area	ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA
	Goals Supported	Planned Section 108 Repayment
	Needs Addressed	Program Administration and Planning
	Funding	CDBG: \$329,799
	Description	The repayment of two Section 108 Loans (Hilton Gardens and MacGregor) to HUD for economic development activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Economic Development
	Project Name	Microbusiness Enterprise Center

3	Target Area	ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA
	Goals Supported	Economic Development
	Needs Addressed	Neighborhood Revitalization Program Administration and Planning
	Funding	CDBG: \$288,646
	Description	The operation and administration of the Microbusiness Enterprise Center and provision of technical assistance to micro-businesses within the Center.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Microbusiness Enterprise Center will operate as a business incubator to assist businesses. Based upon availability of vacant office space, approximately three (3) new businesses will be assisted during the upcoming program year to include job creation for LMI persons. Approximately fifteen (15) existing businesses will continue to be assisted during the program year.
	Location Description	230 S. Jackson Street Albany, GA 31701
	Planned Activities	Economic Development
4	Project Name	Loan Servicing
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Loan Servicing
	Needs Addressed	Program Administration and Planning
	Funding	CDBG: \$136,926
	Description	To provide loan servicing of housing loans made to low and moderate income households.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City maintains a residential loan portfolio of approximately 200 residential business loans and approximately 20 commercial loans. The City will continue to service these loans. During the program year, the City will seek to assist 3 new businesses with commercial loans and provide direct financial assistance to approximately 2 prospective homebuyers.

	Location Description	
	Planned Activities	Increase the availability of affordable housing.
5	Project Name	Housing Rehabilitation - CDBG
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Rehab / Repair of Existing Housing Units
	Needs Addressed	Maintain Affordable Housing Stock
	Funding	CDBG: \$123,741
	Description	Rehabilitation of single-family homeowner properties and rental properties.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to rehabilitate approximately 18 homeowner units and approximately 6 rental units for occupancy by LMI households.
	Location Description	
	Planned Activities	Sustainability of affordable housing
6	Project Name	Demolition
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Demolition and Clearance
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	Demolition and clearance of blighted and dilapidated structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Demolition and Clearance
7	Project Name	Public Services
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Public Services
	Needs Addressed	Public Svcs for Low-Income / Special Needs
	Funding	CDBG: \$75,000
	Description	To provide funds to agencies for services to low and moderate income persons in the community.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will assist approximately 150 individuals with public services through partnerships with local nonprofit agencies. Also, approximately 4 local nonprofits will be assisted with CDBG Grant Funds.
	Location Description	
	Planned Activities	Improved quality of living
8	Project Name	Capacity Building for Non-Profits
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Build Community Capacity
	Needs Addressed	Neighborhood Revitalization Public Svcs for Low-Income / Special Needs Program Administration and Planning
	Funding	CDBG: \$30,474
	Description	To provide capacity building training to subrecipients and non-profits.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will assist approximately 15 businesses to include nonprofits.
	Location Description	
	Planned Activities	Capacity building for subrecipients and nonprofits who serve low and moderate income persons
9	Project Name	Fair Housing
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Fair Housing Education
	Needs Addressed	Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$8,000
	Description	Education, outreach, and services related to fair housing to increase knowledge and awareness of housing discrimination and applicable federal laws.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, approximately 100 individuals will be educated on fair housing and applicable laws.
	Location Description	
10	Planned Activities	Fair housing
	Project Name	Housing Counseling
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Housing Counseling
	Needs Addressed	Increase Access to Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$35,825

	Description	To provide financial literacy, pre- and post-default, and other counseling to renters, homeowners, and homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, approximately 150 individuals will be assisted with housing counseling services.
	Location Description	
	Planned Activities	Housing Counseling
11	Project Name	Homeless Programs
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Homeless Services
	Needs Addressed	Support the Needs of Homeless and At-Risk Persons
	Funding	CDBG: \$65,822
	Description	Services supporting the needs of homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, approximately 30 individuals will be assisted with homeless services.
	Location Description	
12	Planned Activities	Homeless services
	Project Name	Rehabilitation Administration
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Rehabilitation Administration
	Needs Addressed	Program Administration and Planning
	Funding	CDBG: \$48,240

	Description	The costs associated with conducting work write-ups, environmental reviews, and inspections for housing rehabilitation/repair projects.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, approximately 18 housing units will be inspected and tested prior to rehabilitation assistance.
	Location Description	
	Planned Activities	Rehab administration
13	Project Name	Section 3 Program
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Section 3 Employment Training
	Needs Addressed	Program Administration and Planning
	Funding	:
	Description	To provide very low and low income persons with job training to increase employment opportunities and to assist with job placement.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Job training and economic development
14	Project Name	HOME Administration
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration and Planning
	Funding	HOME: \$48,482

	Description	The management and oversight of the HOME Programs by the City of Albany, Department of Community & Economic Development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the HOME program.
15	Project Name	Rental Rehabilitation
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Rehab / Repair of Existing Housing Units
	Needs Addressed	Maintain Affordable Housing Stock
	Funding	HOME: \$27,745
	Description	Rehabilitation and repair of existing rental units.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to rehabilitate approximately 6 rental units for LMI occupancy.
	Location Description	
	Planned Activities	Rehabilitation and repair of existing rental units.
16	Project Name	AHOP Program
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Direct Financial Assistance
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$25,000

	Description	Direct financial assistance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Direct financial assistance
	Planned Activities	Direct financial assistance
17	Project Name	Down Payment Assistance
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Direct Financial Assistance
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$5,000
	Description	Downpayment assistance to LMI homebuyers
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Downpayment assistance to LMI homebuyers
18	Project Name	Tenant Based Rental Assistance
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$221,478
	Funding	HOME: \$221,478

	Description	The provision of rental subsidies to low and very low income renters to ensure that rental housing is affordable.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the upcoming program year, approximately 30 low and very low income households will be provided with rental housing subsidies to make housing more affordable.
	Location Description	
	Planned Activities	Rental Assistance
19	Project Name	CHDO Set-Aside
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Rehab / Repair of Existing Housing Units
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$157,116
	Description	To provide funds to one or more Certified CHDOs seeking to undertake an eligible CHDO affordable housing project.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to partner with a Certified CHDO to rehabilitate approximately 2 housing units for occupancy by LMI households.
	Location Description	
20	Planned Activities	Eligible CHDO projects
	Project Name	Disposition
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Acquisition / Disposition of Existing Units

	Needs Addressed	Neighborhood Revitalization Maintain Affordable Housing Stock Increase Access to Affordable Housing
	Funding	CDBG: \$5,000
	Description	The disposition of City-owned properties via donation, lease, and sale to benefit LMI persons/households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City seeks to dispose of 3 single-family housing units to low and moderate income households (LMI) and/or dispose of 2 vacant parcels to benefit a LMI household or a low income area.
	Location Description	
	Planned Activities	Disposition of properties
21	Project Name	Housing Rehabilitation - HOME
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Rehab / Repair of Existing Housing Units
	Needs Addressed	Neighborhood Revitalization Maintain Affordable Housing Stock
	Funding	HOME: \$173,874
	Description	The rehabilitation of existing housing units to benefit LMI persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to rehabilitate approximately 16 homeowner units of LMI households.
	Location Description	
	Planned Activities	Housing Rehabilitation
	Project Name	Tree Plantings/Beautification

22	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Public Facilities
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	Tree plantings and beautification projects to enhance low and moderate income neighborhoods.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Facility Improvements - Tree Plantings/Beautification
23	Project Name	CHDO Operating Assistance
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Build Community Capacity
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$18,710
	Description	Special operating assistance provided to certified and eligible CHDOs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to provide operating assistance to a Certified CHDO to build capacity.
	Location Description	
	Planned Activities	The provision of special operating assistance to a certified, eligible CHDO to assistance with operating costs in providing affordable housing to LMI persons.

24	Project Name	Acquisition/Rental Rehabilitation
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Neighborhood Revitalization Maintain Affordable Housing Stock Increase Access to Affordable Housing
	Funding	HOME: \$30,000
	Description	The acquisition of an existing housing unit for rehabilitation to make rental housing available and affordable to an LMI household.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Acquisition/Rehabilitation/Rental
25	Project Name	Acquisition
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Acquisition / Disposition of Existing Units
	Needs Addressed	Neighborhood Revitalization Maintain Affordable Housing Stock
	Funding	CDBG: \$65,000
	Description	The acquisition of a housing unit in which the City seeks to secure its investment and mortgage loan position.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City seeks to acquire approximately 2 housing units for rehabilitation and sale to LMI households to support the CHIP Program.
	Location Description	
	Planned Activities	Acquisition
26	Project Name	Commercial Facade
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Economic Development
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$15,000
	Description	The exterior improvements of a commercial building to include commercial facades and signage.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Commercial facade improvements
27	Project Name	Commercial Rehabilitation
	Target Area	SOUTH ALBANY URBAN REDEVELOPMENT AREA ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA East Albany NRSA
	Goals Supported	Public Improvements / Infrastructure Economic Development
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$25,000

	Description	The provision of business assistance to commercial businesses located within LMI areas and NRSAs to include public infrastructure improvements.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the City will seek to provide business assistance to approximately 3 businesses.
	Location Description	
	Planned Activities	Public Improvements / Infrastructure Business Assistance Economic Development

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 City of Albany is an entitlement community in southwest Georgia and a recipient of Community Development Block Grant (CDBG) and Housing Investment Partnership Program (HOME) funds.

The City will focus its funding primarily within three priority neighborhoods. These include three Neighborhood Revitalization Strategy Areas (NRSAs). The three priority neighborhoods are:

- **Enterprise NRSA** (composed of Census Tracts 8 and 114)
- **South Albany NRSA** (composed of Census Tracts 14.03, 15, 106.01, and 106.02 to the city limits)
- **East Albany NRSA** (composed of Census Tracts 1, 2, 103.02, and 107)

Additionally, the City will utilize its allocations of CDBG-DR Funding (forthcoming from the Georgia Department of Community Affairs) to rehabilitate impacted homeowner units in the 31705 zip code which consists primarily of East Albany NRSA. Residents impacted by the January 2017 straight line winds and those impacted twice by both the January 2017 and October 2018 will be able to apply for rehabilitation assistance.

Geographic Distribution

Target Area	Percentage of Funds
SOUTH ALBANY URBAN REDEVELOPMENT AREA	30
ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA	30
East Albany NRSA	40

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has identified three neighborhoods prioritized for allocation of Consolidated Plan resources, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG or HOME funds. The City's Neighborhood Revitalization Strategy Areas represent some of the City's most economically distressed areas. Additionally, 8 of the 10 Census Tracts designated as Dougherty County's Opportunity Zones are located within these NRSAs and have poverty rates in excess of 20%. Also, all of the census tracts represented in these priority areas (except for tract 106.02 in the South Albany NRSA) qualify as what HUD refers to as a Racially Concentrated Area of Poverty, or RCAP. An RCAP has a non-White population of 50% or more and a poverty rate of at least 40%. Additionally, to meet the criteria for qualification as NRSAs (as all three priority neighborhoods do), each of the areas has a low- and moderate-income population share of at least 70%. While poverty and other issues affect neighborhoods throughout the City, the South Albany, East Albany, and Enterprise

neighborhoods have particularly acute needs and thus are designated as priorities.

Discussion

The City will continue to focus the allocation of its CDBG and HOME funds in strategic planning areas of highest concentration of low and moderate income persons/households to ensure that priority community needs are met. At least 70% of the City's CDBG Allocation for FY 2018-2019 will be directed toward the benefit of low- and moderate-income persons, unless HUD grants the City an extension of this requirement to be satisfied over the next three years. HOME funding will be used to provide housing opportunities for low-and moderate-income households. Additionally, the City will explore opportunities to deconcentrate low and moderate income persons/households in areas of highest concentrations of poverty. This will be facilitated through the provision of vouchers through the Tenant Based Rental Assistance (TBRA) Program and acquisition/rehabilitation of housing units outside of the City's strategic planning areas for rental and homeownership to benefit low and moderate income persons/households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2019-2020 program year, the City of Albany remains committed to the goal of providing decent, safe, energy efficient, and affordable housing and improving the quality of life for its residents. A majority of the housing stock within the strategic planning areas of the City of Albany is classified as being in “deteriorated” condition. In addition, many households struggle with spending too much of their incomes on housing, as such, they are considered to be "cost burdened" or "severely cost burdened". Households should spend no more than 30% of their incomes on housing. Households that pay more than 30% of their incomes on housing are considered to be cost burdened, and households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness. This is an issue of concern within the City of Albany. As a result, the City will seek to make housing more affordable through provision of the below services:

Repair Programs

The City will continue to partner with capable agencies and developers to preserve the existing housing stock through repair programs such as weatherization, energy efficiency, and emergency repairs. This will assist homeowners in making necessary repairs to ensure housing remains affordable. Pending award of CDBG-DR Funding from DCA, the City will undertake additional homeowner rehabilitations for residents who were impacted by straight line winds in January 2017 in the 31705 zip code.

Rental Services

The City of Albany, Department of Community & Economic Development’s Rental Program provides housing to extremely low, low, and moderate income households. The City manages and maintains approximately 177 rental housing units to make affordable housing available to this population.

TBRA

The City operates a Tenant Based Rental Assistance (TBRA) Program as an essential part of its affordable housing strategy. Market conditions in Albany make TBRA a viable option to address a shortage of affordable rental housing, in a market with increasing demand. Through this program, more very-low and low-income households will be able to obtain decent, safe, sanitary and affordable housing as is the

primary objective of the HOME program.

Homeless Services

The City will continue providing assistance to homeless families by partnering with agencies that assist the homeless population with public services and housing. Additionally, support services will be provided such as counseling, referrals, and other services to households that were identified as either homeless or those at risk of becoming homeless.

Homeownership Services

The City of Albany's Affordable Homeownership Loan Program (AHOP) reduces the costs to low- and moderate-income first-time homebuyers and ensures they obtain a sustainable, affordable mortgage that will remain affordable over the life of the loan. Funding will be available to assist with housing financing to low and moderate income prospective homebuyers to include housing counseling, downpayment assistance, and first and second mortgage assistance.

Other

Additional resources to increase and sustain affordable housing within the City will include disaster recovery initiatives with CDBG-DR awarded from the GA Department of Community Affairs and promotion of Opportunity Zones for redevelopment. These activities will sustain existing housing and also produce new, affordable housing for LMI residents.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	22
Special-Needs	1
Total	53

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	25
Acquisition of Existing Units	3
Total	58

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

Discussion

The City of Albany promotes affordable housing through the following five (5) strategies:

Strategy One – Rehabilitation of Housing

Analysis – Rehabilitation of existing houses and rental units for very low-income, low-income, and moderate-income owners, especially the elderly and small households, is an on-going need across the City. This is especially true among the low-income households where high percentages of both owners and renters are severely cost burdened and over 60.0 percent of both owners and renters report housing problems. For these owners with limited incomes, simple repairs and maintenance may be a problem and significant work such as a new roof can be ruinous. As such, the City will assist with rehabilitation of housing.

Strategy Two – Foster and Maintain Affordable Housing

Analysis – The City of Albany works with not-for-profit and for-profit housing providers to construct, rehabilitate, and maintain affordable housing. The City provides technical assistance, financial packaging, underwriting analysis to create affordable housing, and assists in the preparation of applications to other funding sources – federal, state, local, and tax credits for affordable housing projects.

Strategy Three – Develop Housing for Senior Residents

Analysis – The City of Albany works with not-for-profit and for-profit housing providers to construct, rehabilitate, and maintain affordable housing. The City provides technical assistance, financial packaging, underwriting analysis to create affordable housing, and assists in the preparation of applications to other funding sources – federal, state, local, and tax credits for affordable housing projects.

Strategy Four – Develop Housing for Disabled Residents

Analysis – The City of Albany works with not-for-profit and for-profit housing providers to construct, rehabilitate, and maintain affordable housing. The CDBG Office provides technical assistance, financial packaging, underwriting analysis to create affordable housing, and assists in the preparation of applications to other funding sources – federal, state, local, and tax credits for affordable housing projects.

Strategy Five – Provide Fair Housing Information and Education

Analysis – Fair housing education and outreach are an important aspect of assisting low- and moderate-

income households and individuals in obtaining their own homes. The City will assist in the delivery of such outreach.

Geographic Dispersion

The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, deconstructing poverty, and providing more economic opportunities for low-income households.

In the upcoming program year, the City seeks to provide TBRA Rental Assistance to 30 households which may include homeless persons/households; rehabilitate 6-10 rental units; rehabilitate 16 homeowner units through funding provided by DCA's CHIP Program and 10-15 homeowner units with CDBG Funds in partnership with a local agencies; partner with a Certified CHDO to provide homeownership or rental opportunities to 1-3 LMI households; and acquisition of 1 property with CDBG Funds for rehabilitation/resale to a LMI household under the CHIP Program.

AP-60 Public Housing – 91.220(h)

Introduction

The Albany Housing Authority (AHA) is an independent entity that help meet the affordable housing needs in Albany through provision of public housing units and vouchers for low-income families. Specifically, AHA's mission is to provide low-income families with safe, secure, and healthy housing, while fostering an atmosphere that allows individual families to develop a sense of community within their neighborhoods. The AHA is supported by the U.S. Department of Housing and Urban Development (HUD) which provides the majority of AHA's funding through annual grant awards. The AHA manages a portfolio of 892 units of public housing distributed among 20 different properties as well as 61 Housing Choice Vouchers that recipients may use to subsidize the cost of privately-owned market-rate rental housing of their choice. Additionally, AHA manages the 98 public housing units owned by the neighboring Lee County Housing Authority. Ashley Riverside which is a 132-unit, mixed income and mixed financing development reserves 40 units for families who meet public housing income eligibility guidelines.

The five primary goals of the AHA are:

- Expand the supply of assisted housing;
- Improve the quality of assisted housing;
- Provide an improved living environment;
- Promote self-sufficiency and asset development of assisted households; and
- Ensure equal opportunity and affirmatively further fair housing.

To fulfill its mission, the AHA works with the City of Albany to provide affordable housing to the City's low-income residents.

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

AHA implements a "Continued Viability Plan" based on useful life tables and the results of a physical needs assessment that provides for regular maintenance of its properties to ensure their long-term utility. AHA utilized its annual grant allocation (annually over \$1 million) through the Capital Fund Program from HUD to assist with repairs to its public housing units to include replacement of doors, installation of LED lighting, appliance replacement, kitchen and bath renovations, HVAC installation, roof replacements, and similar maintenance items. The availability of these grant funds allows AHA to continually improve the quality of its housing stock.

Additionally, AHA has plans for revitalization of the West Central Albany area in partnership with a private developer seeking Low Income Housing Tax Credits (LIHTCs) in a project area known as The Oaks at North Intown. Planning for the project was initially funded by a Choice Neighborhoods Planning Grant and implementation will entail demolition of McIntosh Homes (125 units) and Golden Age (66 units) in

order to construct a new, mixed-income community that will catalyze further revitalization of what is currently one of Albany's most distressed neighborhoods. The AHA and developer plan to utilize a variety of financing tools such as RAD conversion, LIHTC, and Section 18 demolition and disposition activities.

The revitalization of McIntosh Homes, Golden Age, and West Central Albany is intended to replace the deteriorated and physically obsolete public housing with a new market-quality, mixed-income community providing real housing choices for residents. It is also intended to enhance existing housing, to strengthen access to neighborhood retail, create enduring linkages that support educational, health and wellness, and employment opportunities. In partnership with a private developer, AHA is committed to providing affordable housing units to replace the existing 191 units of public housing at McIntosh Homes and Golden Age one-for-one and add another 125-250 units of affordable and market rate housing.

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

AHA will continue to receive periodic input from a Resident Advisory Board and will also continue providing its Family Self Sufficiency program. The Program employs a full time Case Manager who provides general case management, coordination, and referrals for participants who are able to build escrow accounts as they work toward a goal of eventual homeownership. The City is a partner of AHA and provides housing counseling services to residents. Additionally, collaboration will continue between the City and AHA in creating a program specifically to assist AHA residents in becoming first time homebuyers through the provision of available housing and financing.

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

Not applicable. The AHA is designated a "Standard Performer" based on its Agency Plan.

Discussion

The City will continue to work in collaboration with the Albany Housing Authority in serving the housing needs of very low and low income persons. The City will support the efforts of redevelopment of existing public housing and new construction of affordable multifamily housing developments by private developers and the Albany Housing Authority.

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

Introduction

The City of Albany will use all city, state, federal and private resources available to public and private entities to implement the strategic plan in the next year. Such resources include:

- Tenant Based Rental Assistance (TBRA) to provide rental subsidies with HOME Investment Partnership (HOME) funds;
- U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) to assist homeless persons and families;
- Implementation of a Homeless Prevention Program - Rapid Re-Housing with a Homeless Prevention ESG Grant; and
- Georgia Department of Community Affairs Housing Trust Fund (McKinney-Vento) in maintaining programmatic compliance

The City of Albany has experienced an increase in its homeless population. The Albany Dougherty Coalition to End Homelessness, as the primary vehicle for addressing issues of homelessness, has been reconstituted and officers have been duly elected. The Albany Dougherty Coalition to End Homelessness is a coalition of service providers, faith community representatives, and homeless persons. The City and the Coalition participates in the State of Georgia's Balance of State Continuum of Care Plan. The Coalition is responsible for identifying support services and providing referrals to agencies which can assist with the needs of those homeless. The Coalition meets on the last Monday of each month.

The Coalition consists of various types of collaborators and agencies to address the homeless issue in this community, and the 10-year Plan to End Homelessness has been enacted by a resolution that was signed by Mayor Dorothy Hubbard. This plan provides the long-term blueprint for the needs and associated steps that need to be taken to decrease homelessness in our community. During the upcoming year, the Coalition will seek 501 (c) 3 status to increase its efforts in competing for available funding to address the needs of homeless persons - unsheltered persons, persons living in homeless shelters, and persons precariously housed.

The strategy for eliminating chronic homelessness flows in large measure from the City's housing strategies. As described in the Consolidated Plan, treating the homeless and providing the means and support necessary to make the transition to permanent housing and independent living are all a part of the efforts and programs in place in the City. The institutions and structure to properly address this issue are in place and are described in the homeless inventory section of the Plan. However, the City of Albany relies in large measure upon not-for-profit organizations and service providers to carry out many aspects of homeless assistance. The action plan will address those needs that are expressed by citizens, organizations and consumers to assist in the development of a stronger program to end homelessness in our community. The development of more affordable housing as outlined in the Action Plan will also

benefit the City's efforts to reduce homelessness.

Over the next year, the Albany-Dougherty Homeless Coalition will seek 501 (c) 3 status to expand opportunities to attract additional resources to Albany-Dougherty County.

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

Specific needs of Albany's homeless population include preventative services (including rental, utility, and legal assistance); immediate shelter; ongoing case management to improve life skills, job training, and money management; and resource and referral services to coordinate services by the agencies operating in Dougherty County.

To assist with outreach to homeless persons, the City plans to continue to partner with local entities providing emergency and transitional housing and related services. DCED will continue to partner with the Albany-Dougherty Homeless Coalition to host the Project Homeless Connect event.

To reach specific special needs populations, the 10-year plan identified specific strategies that the City of Albany will continue to implement over the next five years, as follows:

- Veterans: Ensure veterans receive entitlements, organize a "stand-down" event, develop relationships
- Women and children: Establish relationships with resource providers, hold a kids expo, identify a corporate sponsor
- Non-English Speakers: Build relationships with churches, employers, Haven for Hope, and Morningside Methodist Church; hold Spanish book giveaways

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Albany does not operate a transitional housing program. However, over the next year, it will continue to address homeless priorities established by the Coalition as it seeks to partner with agencies and organizations that provide emergency shelters and transitional housing. The City will allocate \$65,822 of its CDBG Funds for homeless programs in FY 2019-2020. This will serve as a match to the City's anticipated Emergency Solutions Grant Award competitively awarded through the Georgia

Department of Community Affairs during the last quarter of each year.

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 long-term goal established in the Albany-Dougherty Homeless Coalition's 10-Year Plan is to increase the availability of transitional and permanent housing units for the chronically homeless. Strategies for increasing the permanent housing supply include:

- Identifying resources (VA, HHS, HUD, state funding, private funding) and community partners for the development of new housing, the acquisition of additional Housing Choice Vouchers, and other permanent housing solutions;
- Connecting with faith-based non-profits to improve access to federal funding opportunities and volunteers;
- Building community support for permanent supportive housing through meetings and discussions with neighbors and others; and
- Developing a transitional and permanent supportive housing program including steps for managing crises and non-intrusive rules that promote safety, cleanliness, and privacy.

As the Coalition enacts this long term goal, the City will take other steps to help homeless persons transition to permanent housing, including its Rapid Re-housing program (funded by an ESG grant) which provides financial assistance to households as the exit shelters. The program will facilitate the move to permanent housing and prevent a return to homelessness by providing security deposit assistance, short term rental assistance, utility deposit assistance, and assistance with utility arrears.

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 City of Albany seeks to prevent homelessness through provision of its Emergency Solutions Grant

(ESG) for rapid re-housing. The rapid re-housing program provides financial assistance to individual and families who are exiting shelters. Participants enrolled in shelters will have access to the following: security deposit assistance, short-term rental assistance, utility deposit assistance, and assistance with utility arrears. The City partners will continue to partner with Liberty House of Albany, HUD-Veterans Affairs Supportive Housing (HUD-VASH), and Open Arms, Inc. and solicit the partnership of other agencies that provide emergency or transitional housing. All participants will be entered into the Client Track database to eliminate duplication of services and to track client progress.

Discussion

In the upcoming program year, the City will continue to seek collaboratives with agencies that serve homeless persons to address homelessness within the City. Additionally, the Homeless Coalition will continue to strategically plan and host activities to serve the needs of the City's homeless population.

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

Introduction:

The Analysis of Impediments to Fair Housing Choice produced in conjunction with this Consolidated Plan contains a more thorough review of barriers to fair and affordable housing and strategies the City and its partners will take to remove them.

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

In Albany, often the difficulty associated with affordable housing is the condition of the housing. There may be housing available at an affordable cost, but it may not be in standard condition. City code enforcement actions, paired with the availability of weatherization and housing repair programs, can help to identify substandard housing conditions and work with homeowners or landlords to improve the housing conditions.

A lack of consolidated public and private investment around specific strategic housing and economic development opportunities creates disinvestment in the local housing market. Projects such as Low Income Housing Development are often more successful when there is significant cross-sector buy in from diverse partners. The City will continue to offer developer subsidies to encourage development of affordable housing and financing to low and moderate income prospective homebuyers. Additionally, enhanced code enforcement and initiatives of Fight Albany Blight, provision of weatherization and repair programs, increased collaboration with local partners, and careful, deliberate zoning code amendments will help to alleviate affordable housing barriers.

Discussion:

Issues that can be addressed at the municipal level include land use controls, building codes fees and charges, growth limits, zoning ordinances and policies that affect the return on residential investment. The City has addressed its zoning and land use regulations in an attempt to make them as equitable and open as possible. Development standards, though they sometimes add costs to construction or rehabilitation, are necessary for the safety and health of residents and are in place in most of the participating jurisdictions. Efforts have been made to streamline and facilitate the permitting process locally.

The Department of Community & Economic Development (DCED) will focus its efforts on outreach and education and other appropriate actions to overcome the effects of the impediments to furthering housing choice. DCED will continue to provide outreach and education activities, including general information on fair housing issues, meetings with local landlords, lenders, and realtors, consumer or

landlord/tenant complaint assistance, promotion of minority homeownership, and facilitation of homebuyer workshops. Additionally, the City will utilize its resources such as Tenant Based Rental Assistance (TBRA) to provide affordable housing opportunities and choices to LMI persons in partnership with local agencies who assist homeless persons or very low income persons such as Liberty House of Albany, Open Arms, Inc., Strive2Thrive, Necco, The Salvation Army, United Way, Being Empowered and Successfully Trained (B.E.S.T.), and other agencies.

AP-85 Other Actions – 91.220(k)

Introduction:

The demand for affordable housing for low to moderate income households in the City of Albany has been persistent as identified in the Consolidated Plan. The City has established the production and maintenance of affordable housing as a high priority need for the community and will focus its efforts in partnering with capable agencies, developers, nonprofits, and CHDOs in maintaining the City's stock of affordable housing units - rental and homeowner. The City will also maximize additional funding and partnerships to increase affordable housing within its community and to sustain its inventory of existing housing.

Disaster Recovery Initiatives

The City will ensure that any assistance provided as disaster relief funding will be used to reach impacted households, including those with the lowest incomes who are often the hardest-hit by disasters and have the fewest resources to recover afterwards. To increase housing stability that remains safe and affordable for years to come, disaster recovery initiatives will include homeowner rehabilitations and multifamily housing development. Assistance will be provided after other resources (to include FEMA, SBA, and private insurance) has been explored to ensure no duplication of assistance.

Opportunity Zones

A powerful boost to economically struggling communities includes the marketing of Opportunity Zones for affordable housing and community development. There are 10 Opportunity Zones within Dougherty County (Census Tracts 14.03, 114, 106.01, 15, 11, 10, 8, 2, 107, and 103.02) and 8 are located within the South Albany, Enterprise, and East Albany NRSAs. The City, along with developers, local service providers, and small business development will be critical to affordable housing development that also creates equity investments for developers for up to 10 years. These tools help to redevelop areas with increased poverty rates greater than 20%.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Albany will facilitate the development of regional social service collaborations to coordinate the work of social service organizations, disseminate news and information, spearhead community-wide solutions to local needs, and reduce service duplication across non-profit agencies. Additionally, the City will utilize its financial resources and technical assistance to identify and collaborate with partnering agencies that

serve the priority needs of LMI persons/households.

Actions planned to foster and maintain affordable housing

The City will help foster affordable housing with the federal resources that have been awarded. The City will use several strategies including:

- Acquire vacant properties for rehabilitation and sale/rent to low and moderate income households.
- Rehabilitation of single-family, homeowner properties with available HUD funding and CDBG-DR funding.
- Construct new affordable, energy efficient housing where feasible for low and moderate income households to include available City-owned, vacant parcels.
- Disposition of City-owned, vacant parcels for affordable housing development.
- Promote development incentives to include Opportunity Zones.
- Provide Tenant Based Rental Assistance to low and moderate income households to make housing more affordable.
- Work with local and regional agencies to collaborate and provide direct financial assistance, subsidies, Low Income Housing Tax Credits, rehabilitation, and energy assistance to low and moderate income households.
- Promote public-private partnerships for affordable housing development.
- Leveraging affordable housing resources in the community through the creation of mixed-financed housing.
- Pursuing housing resources other than Section 8 tenant-based assistance.
- Target available assistance to families at or below 30% of AMI, homeless, and the elderly by continuing to do outreach to community partners that serve the low-income, homeless, and the elderly.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners and prospective tenants to include those within and outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Actions planned to reduce lead-based paint hazards

The Dougherty County Health Department will continue lead screenings within Albany-Dougherty County. Properties proposed for rehabilitation will be properly screened and tested for lead-based paint (LBP), and the applicants of housing repair programs will be provided with educational literature on lead-based paint hazards to increase awareness. Additionally, the City will remediate lead-based paint

hazards (where possible) during rehabilitation of housing units constructed prior to 1978 were positive LBP results are identified by an independent, Certified Lead-based Paint Inspector.

Actions planned to reduce the number of poverty-level families

The City will continue development within its three designated target areas and NRSAs and continue to promote job training, employment services, and small business and micro enterprise development through partnerships with Small Business Administration, Albany Community Together!, local colleges, chambers of commerce, incubators, and business development centers. Additionally, the City will continue to provide rental subsidies to offer housing opportunities and options to low and moderate income households and also reduce housing cost burdens. As part of the City's AlbanyWorks! Initiative, opportunities for job training, internships, and employment will be afforded to very low and low income persons to increase literacy, job readiness, work skills, and wages to address poverty. The initiative is to service as a conduit through which residents are linked to community resources and services on the pathway to self-sufficiency.

Actions planned to develop institutional structure

The development of social service collaborations across the region to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs is necessary to assist the community in overcoming gaps in services and reduce service duplication for the homeless.

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

The City will work to foster collaboration through dissemination of services, news, and information across social service organizations, social media outlets, subcontractors, and partnerships with public and private entities. The City will encourage community-based solutions and regional partnerships. AlbanyWorks! is a City initiative where local government such as the City, local institutions of higher learning, and local social service agencies are partnering to improve the quality of life and citizenship of residents through life education and workforce readiness. The mission of AlbanyWorks! is to provide access to assistance and services through local nonprofit agencies and educational entities focused on employment, education/job readiness, and medical/mental health services.

Discussion:

The City will continue its efforts to increase collaborations between public and private agencies to ensure that the needs of its very low, low, and moderate income households are met to ensure

concerted efforts, coupling of available resources, and continued partnerships. To maintain a thriving community, it is imperative to collectively strategically plan in sustaining and redeveloping Albany communities. Over the program year, existing partnerships will be expanded, duplication of services will be eliminated where possible to ensure good stewardship of available funding, and resources are directed to individuals and households of greatest need as identified within the Action Plan and Consolidated Plan.

Program Specific Requirements

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

Introduction:

The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the consecutive period of 2019-2020 is 70.00%, unless HUD grants the City an extension of this requirement to be satisfied over the next three years to aid the City with disaster relief efforts.

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.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	74
2019	

as follows:

The City does not anticipate utilizing any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See Appendix for the City's Resale/Recapture provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See Appendix for the City's Resale/Recapture Provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to utilize HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

The City will ensure that the program-specific requirements for both the HOME and CDBG Programs are satisfied and that applicable HOME Agreements and Contractual Agreements identify specific project delivery information, including benchmarks/milestones with realistic deadlines, and that outcomes and measureables are satisfied with awarded funding.

FY 2019-2020 ACTION PLAN

CITIZEN PARTICIPATION

Community Needs Assessment

- Community Needs Assessment Meeting Spreadsheet - Dates, Locations, # Attendees, and # Surveys Collected
- Survey Results from Community Needs Assessment
- Community Needs Assessment Agendas
- Community Needs Assessment Meeting Sign-in Sheets

Public Hearing

- Public Hearing Advertisements in Local Newspapers
- Public Hearing PowerPoint Presentation
- Public Hearing Sign-in Sheets



2019

Community Needs Assessment Meeting Sign-In Sheets

2019 Community Needs Assessment Meetings

Date	Location	Number of Attendees	Surveys Collected
1/24/2019 Thursday @ 6:00 P.M.	River Road & Charity Lane Subdivision Neighborhood Watch Meeting Microbusiness Enterprise Center 230 South Jackson Street	3	3
2/12/2019 Tuesday @ 6:30 P.M.	South Dougherty Community League Neighborhood Watch Meeting Robert Cross Park Clubhouse 3500 Martin Luther King Jr. Drive	22	13
2/14/2019 Thursday @ 10:00 A.M.	City of Albany Senior Valentine Bingo Breakfast Albany Civic Center 100 West Oglethorpe Blvd.	91	76
2/14/2019 Thursday @ 5:30 P.M.	Monroe Comprehensive High School Parent Teacher Conference Monroe Comprehensive High School 900 Lippitt Drive	22	16
2/23/2019 Saturday @ 10:00 A.M.	East Albany Community Meeting (Commissioner Howard) The Club of Thornton 210 Thornton Drive	63	45
3/28/2019 Thursday @ 6:00 P.M.	Hampton East Subdivision Neighborhood Watch Meeting Microbusiness Enterprise Center 230 South Jackson Street (2nd Floor Conference Room)	16	16
3/28/2019 Thursday @ 6:00 P.M. (No Presentation)	MBEC 2019 Business Smart Workshop (First Time CEO) Microbusiness Enterprise Center 230 South Jackson Street (1st Floor Conference Room)	17	16
4/2/2019 Tuesday @ 6:00 P.M.	Winterwood Subdivision Neighborhood Watch Meeting Robert Cross Middle School 324 Lockett Station Road	15	15
4/10/2019 Wednesday @ 6:30 P.M.	Sanctuary of Grace Bible Study (Pastor Tepedric Hill) 310 North Monroe Street	36	18

2019 Community Needs Assessment Meetings

Date	Location	Number of Attendees	Surveys Collected
4/11/2019 Thursday @ 6:00 P.M.	South Albany Revitalization Plan Update Community Kick-off Meeting Robert Cross Community Center 2660 Newcastle Lane	43	19
4/16/2019 Tuesday @ 5:30 P.M.	Indian Creek Subdivision Neighborhood Watch Meeting Robert Cross Middle School 324 Lockett Station Road	7	7
4/17/2019 Wednesday @ 7:00 P.M.	First Mount Olive Missionary Baptist Church Bible Study (Rev. Gary Sanders) 513 Corn Avenue	32	27
4/22/2019 Monday @ 6:00 P.M.	2019-2020 Annual Action Plan Public Hearing & South Albany Revitalization Plan Update Community Meeting Microbusiness Enterprise Center 230 South Jackson Street	23	11
4/25/2019 Thursday @ 6:00 P.M. (No Presentation)	MBEC 2019 Workshop (Business Software Made Easy) Microbusiness Enterprise Center 230 South Jackson Street	17	16
Various (No Presentation)	City of Albany After School Programs (Ms. TT) Robert Cross Middle School 324 Lockett Station Road	Unsure	38
Various (No Presentation)	Online Surveys	Unsure	93

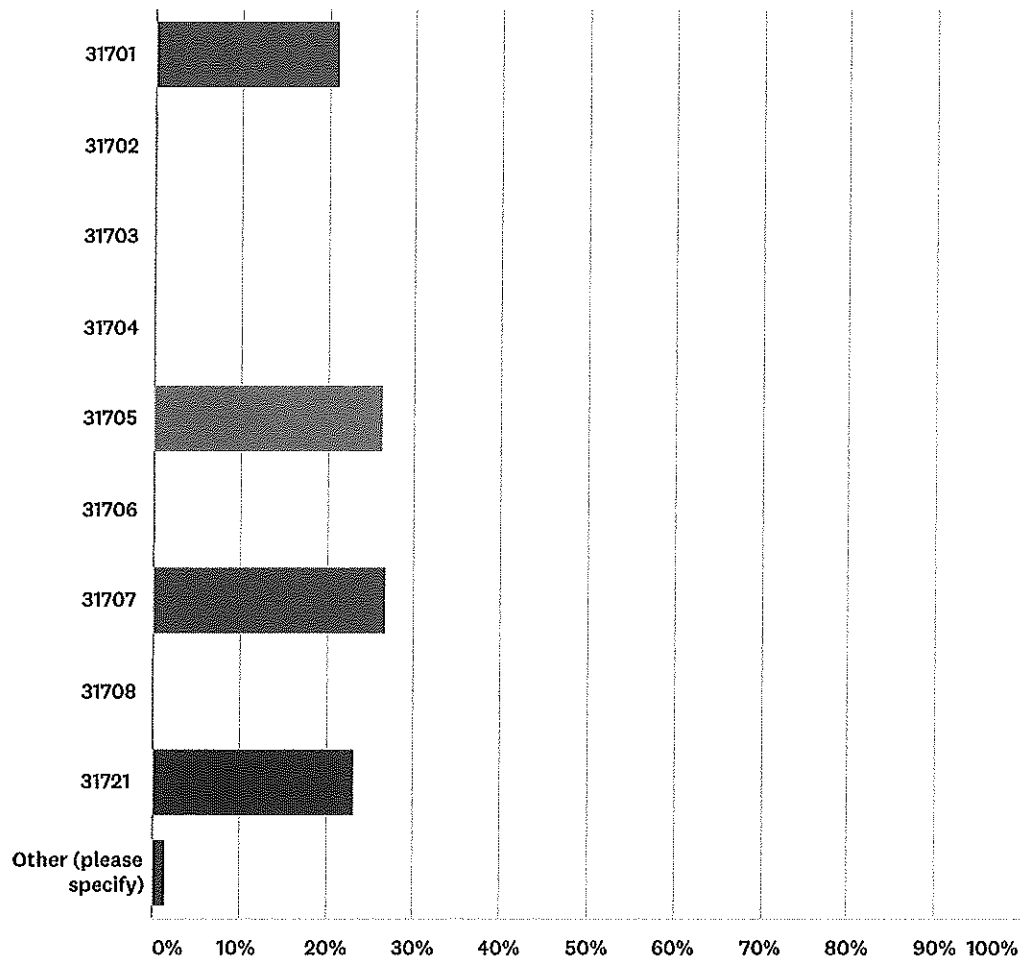
Meetings: 12

Attendees: 407

Surveys: 429

Q1 Please select the Zip Code where you live.

Answered: 429 Skipped: 0

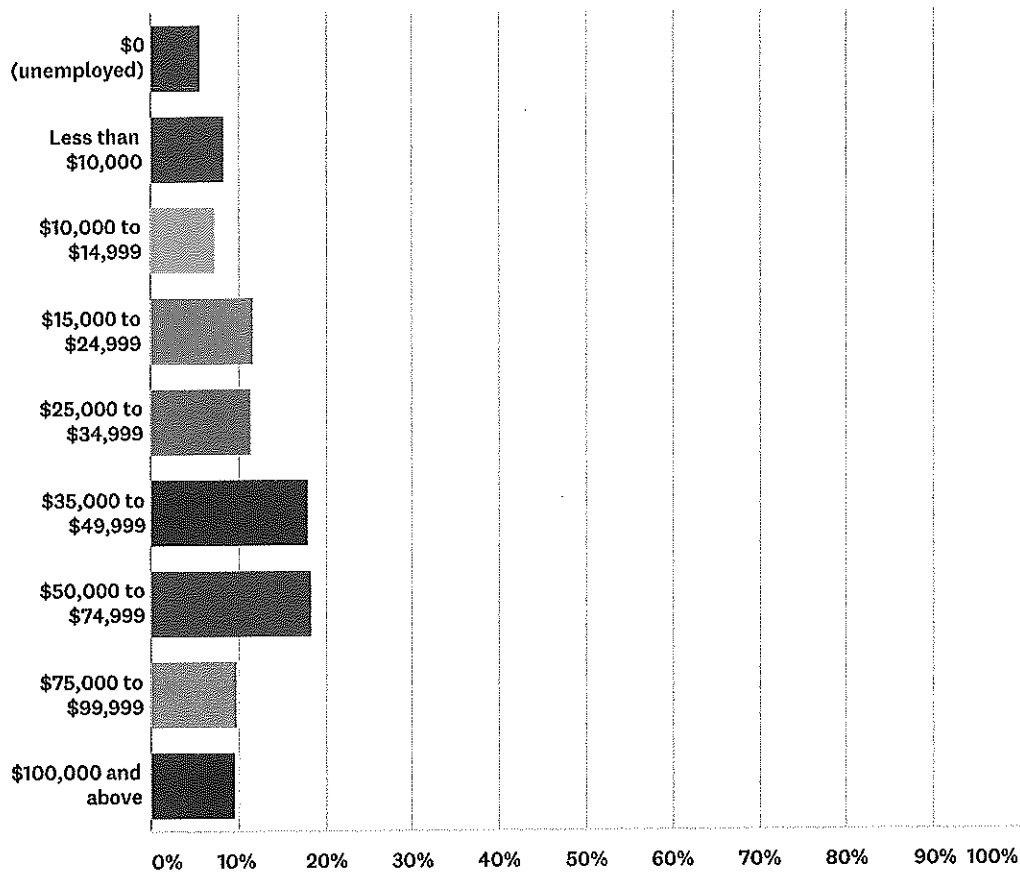


ANSWER CHOICES	RESPONSES	
31701	21.21%	91
31702	0.23%	1
31703	0.00%	0
31704	0.23%	1
31705	26.34%	113
31706	0.23%	1
31707	26.81%	115
31708	0.23%	1
31721	23.31%	100
Other (please specify)	1.40%	6
Total Respondents: 429		

#	OTHER (PLEASE SPECIFY)	DATE
1	31792	4/2/2019 10:02 AM
2	prefer not to answer	3/14/2019 3:14 PM
3	39862	3/14/2019 9:00 AM
4	39813	3/14/2019 8:58 AM
5	31779	3/12/2019 3:26 PM
6	31763	1/28/2019 11:06 PM

Q2 Which is your total household income?

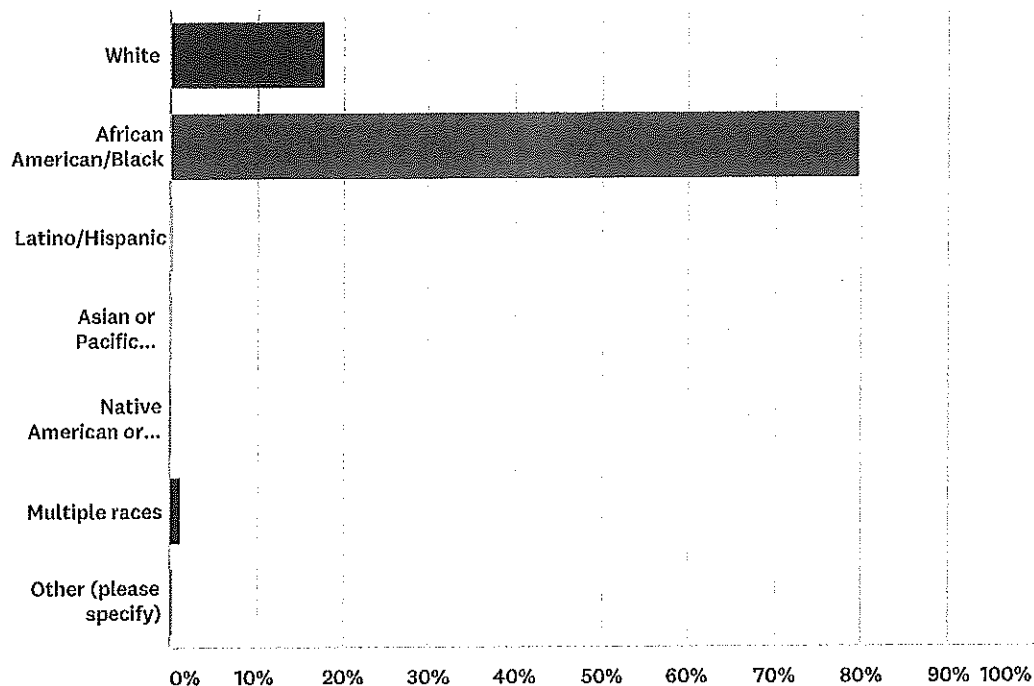
Answered: 429 Skipped: 0



ANSWER CHOICES	RESPONSES	
\$0 (unemployed)	5.59%	24
Less than \$10,000	8.39%	36
\$10,000 to \$14,999	7.23%	31
\$15,000 to \$24,999	11.66%	50
\$25,000 to \$34,999	11.42%	49
\$35,000 to \$49,999	17.95%	77
\$50,000 to \$74,999	18.41%	79
\$75,000 to \$99,999	9.79%	42
\$100,000 and above	9.56%	41
TOTAL		429

Q3 What is your race/ethnicity?

Answered: 429 Skipped: 0



ANSWER CHOICES

RESPONSES

White	17.72%	76
African American/Black	79.72%	342
Latino/Hispanic	0.47%	2
Asian or Pacific Islander	0.23%	1
Native American or Alaska Native	0.23%	1
Multiple races	1.17%	5
Other (please specify)	0.47%	2
Total Respondents: 429		

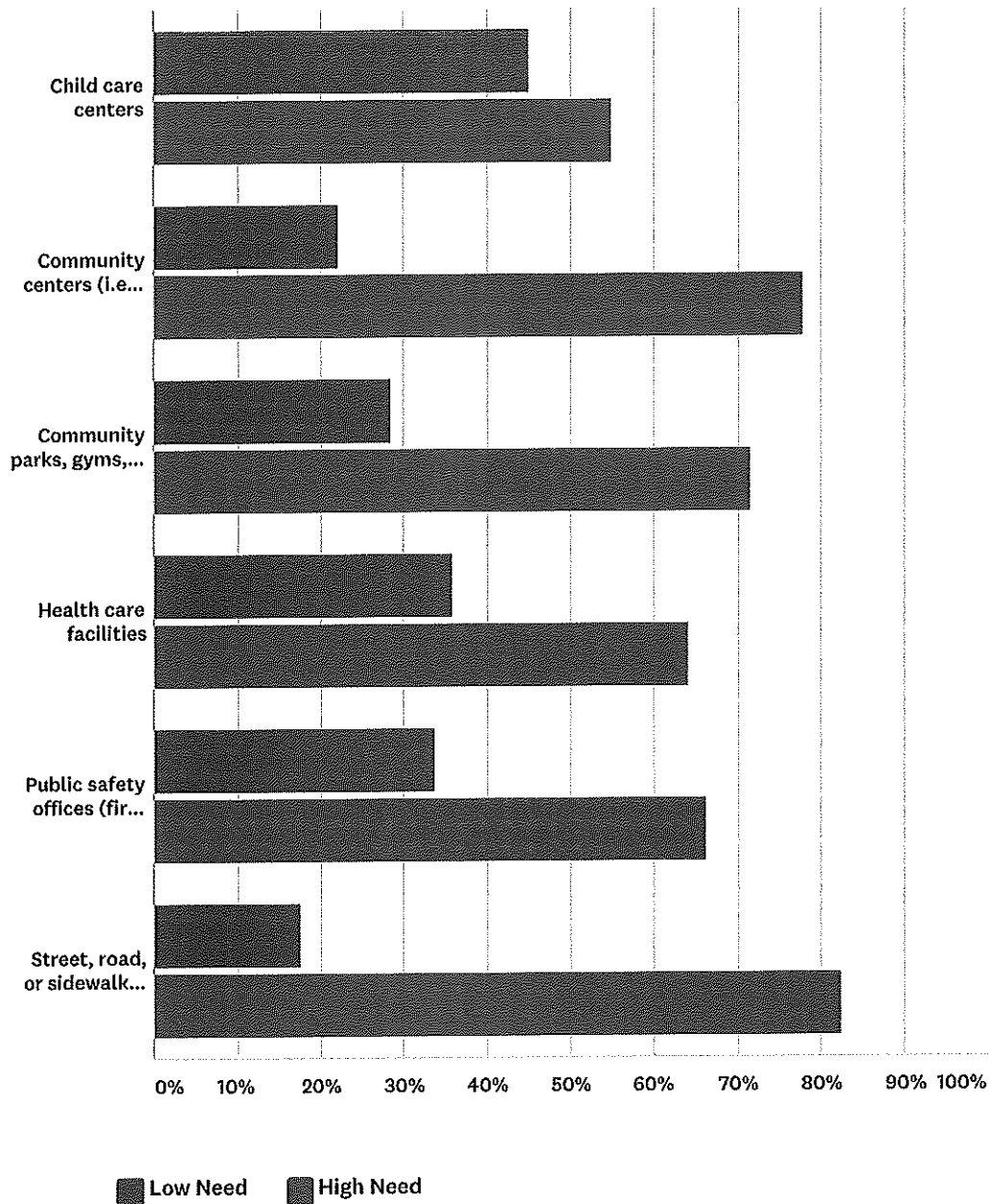
OTHER (PLEASE SPECIFY)

DATE

1	Albino	3/13/2019 3:24 PM
2	Human	1/28/2019 8:01 PM

Q4 Please rank the following public facility needs for 2019-2020 in Albany on a scale ranging from a low need to a high need.

Answered: 429 Skipped: 0



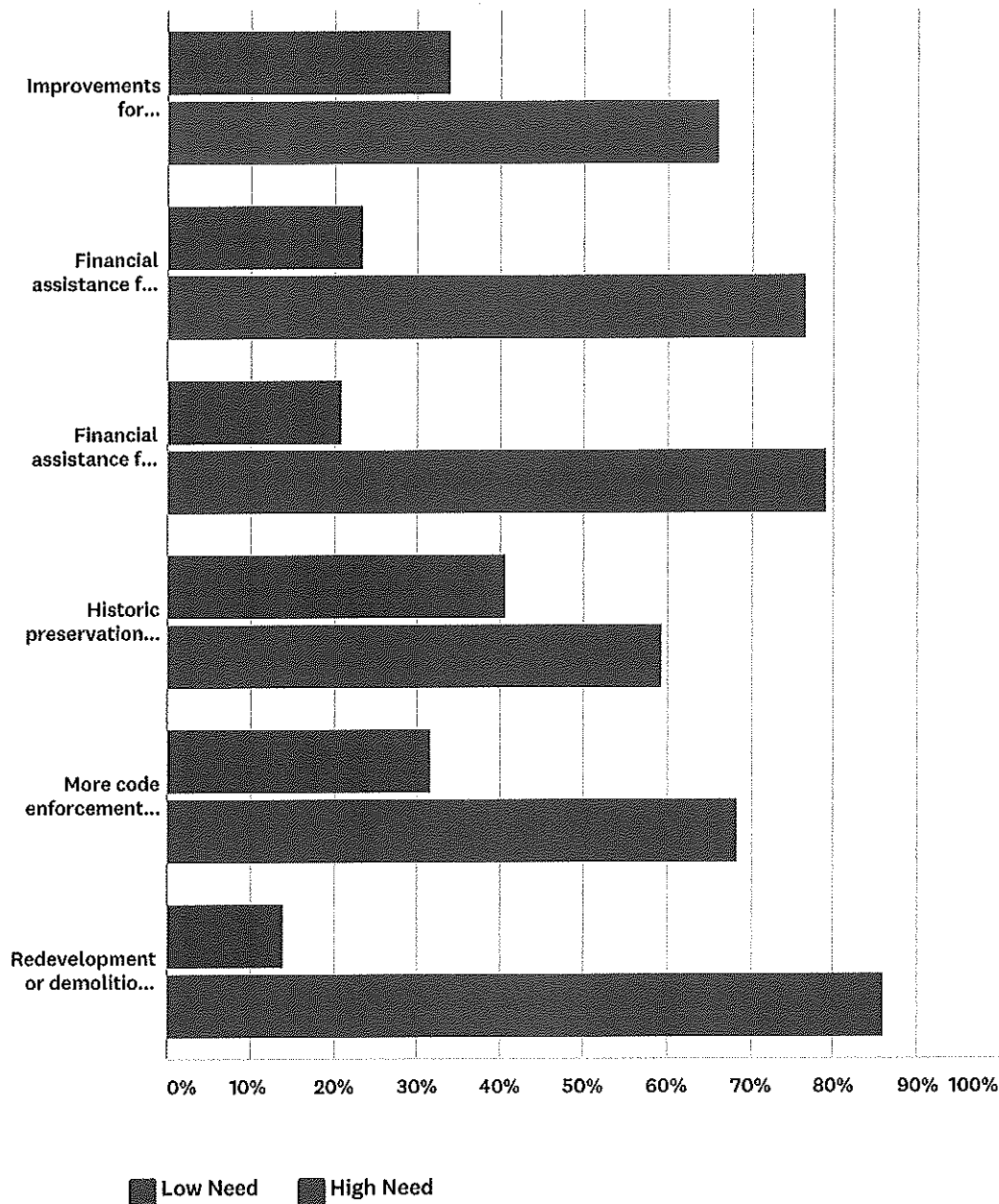
	LOW NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Child care centers	45.02% 190	54.98% 232	422	2.10
Community centers (i.e., youth, senior, or cultural centers)	22.17% 94	77.83% 330	424	2.56
Community parks, gyms, and recreation fields	28.47% 121	71.53% 304	425	2.43
Health care facilities	35.85% 152	64.15% 272	424	2.28

Public safety offices (fire, police, emergency management)	33.65% 143	66.35% 282	425	2.33
Street, road, or sidewalk improvements	17.56% 75	82.44% 352	427	2.65

#	OTHER (PLEASE SPECIFY)	DATE
1	Sidewalk improvements especially for East Albany Moultrie Road area	4/26/2019 11:14 PM
2	Lighting in the street lights	4/21/2019 10:52 AM
3	Senior citizen low income, secure housing	4/21/2019 9:24 AM
4	Streets in East Albany & Moultrie Rd. area need to be improved; current community centers need structural rehabilitation	4/21/2019 8:15 AM
5	Grocery store and major drug store in South Albany	4/21/2019 7:59 AM
6	Community development's vacant properties need to be cleaned and kept up.	4/21/2019 6:36 AM
7	Resources for homeless	4/21/2019 4:37 AM
8	Lighting on streets and alleys	4/14/2019 11:10 PM
9	Recreation, Arts	4/14/2019 10:22 PM
10	Speed tables	4/14/2019 10:01 PM
11	continuing adult education	3/14/2019 2:50 PM
12	East Albany needs roads fixed and the trash picked up from the side of street	3/13/2019 1:04 PM
13	Amusement	3/12/2019 1:27 PM
14	Clean up streets and run down housing	2/1/2019 3:15 AM
15	Beautification to draw others to town	1/28/2019 11:14 PM
16	Public safety	1/28/2019 11:06 PM
17	Lights	1/28/2019 10:46 PM
18	Very high need for roads to be improved/railroad tracks are horrible. Almost every road on east side needs repaired and more than just pouring a little gravel in the hole and the next week the hole is bigger and damaging vehicles. Please cater more to east side because it is ridiculous especially the railroad tracks on Barkley off of Don Cutler. There is also a big hole where the road was patched up on Hobson and E. 4th.	1/28/2019 9:27 PM
19	Mental health and child behavioralists are greatly needed.	1/28/2019 7:58 PM

Q5 Please rank the following economic/community development needs for 2019-2020 in Albany on a scale ranging from a low need to a high need.

Answered: 429 Skipped: 0



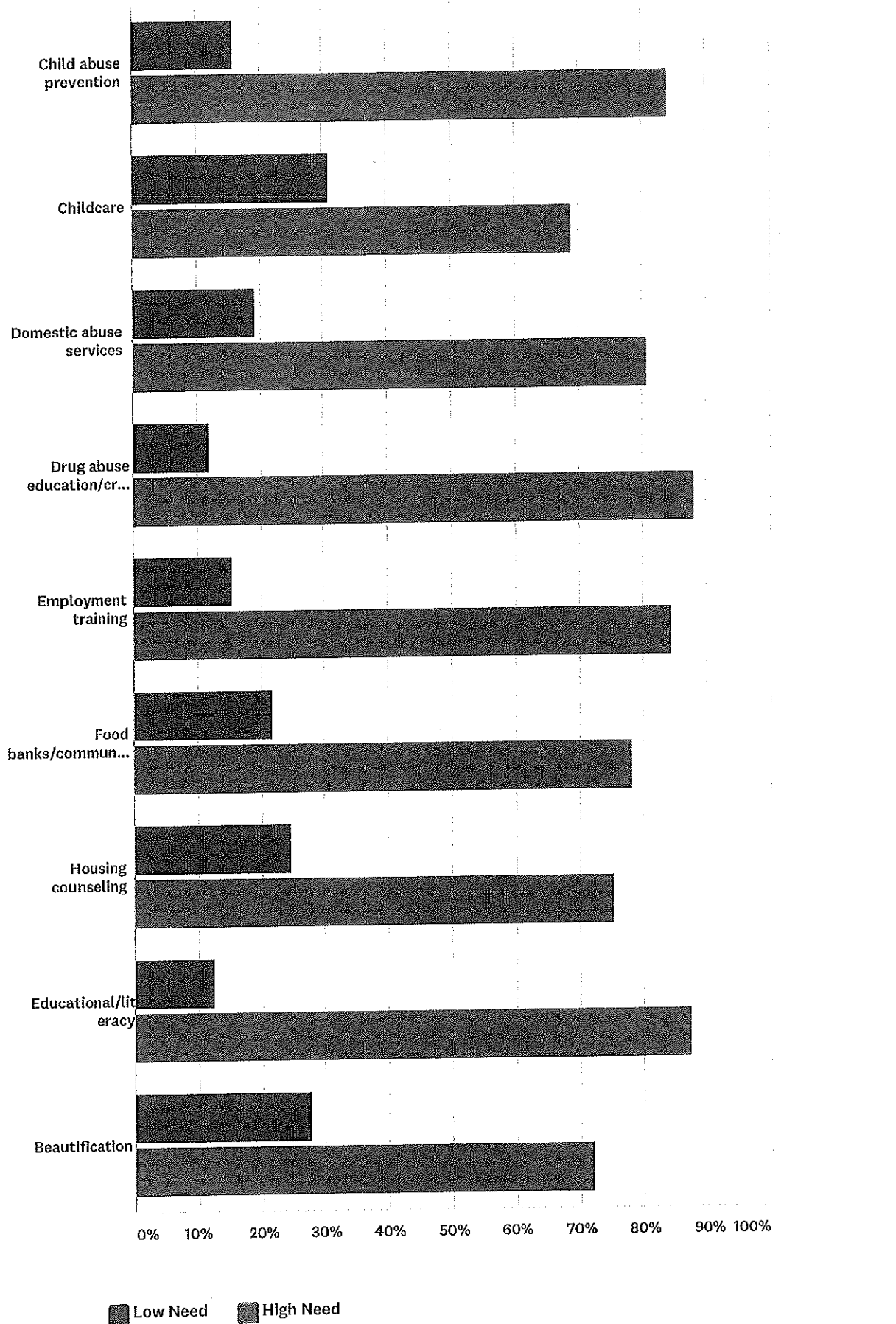
	LOW NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Improvements for storefronts/commercial facades	33.80% 144	66.20% 282	426	2.32
Financial assistance for community organizations	23.42% 100	76.58% 327	427	2.53
Financial assistance for entrepreneurs and small businesses	20.98% 90	79.02% 339	429	2.58

Historic preservation efforts	40.66% 172	59.34% 251	423	2.19
More code enforcement efforts	31.62% 135	68.38% 292	427	2.37
Redevelopment or demolition of abandoned properties	14.08% 60	85.92% 366	426	2.72

#	OTHER (PLEASE SPECIFY)	DATE
1	Please more efforts from Code Enforcement to get Community Dev. cleaning and up-keeping their properties	4/21/2019 6:36 AM
2	Code violation in community	4/14/2019 10:01 PM
3	CLEAN UP/CLOSE HOTELS/MOTELS KNOWN TO PROMOTE CRIME	4/9/2019 2:46 PM
4	More code enforcement efforts	3/14/2019 3:39 PM
5	Adult education	3/14/2019 2:50 PM
6	utility assistance	3/13/2019 12:18 PM
7	clean up the area	3/13/2019 9:46 AM
8	very high need in lack neighborhoods	3/12/2019 3:46 PM
9	More black owned businesses	3/12/2019 11:49 AM
10	High need is to improve neighborhood conditions. W. Gordon looks like a Third World Country.	1/29/2019 4:50 PM
11	Demolition of houses and buildings desperately needed	1/28/2019 7:08 PM
12	Demolition of houses and buildings desperately needed	1/28/2019 7:08 PM

Q6 Please rank the following public service needs for 2019-2020 in Albany on a scale ranging from a low need to a high need.

Answered: 429 Skipped: 0



LOW NEED

HIGH NEED

TOTAL

WEIGHTED AVERAGE

City of Albany Housing and Community Development Survey (2019-2020)

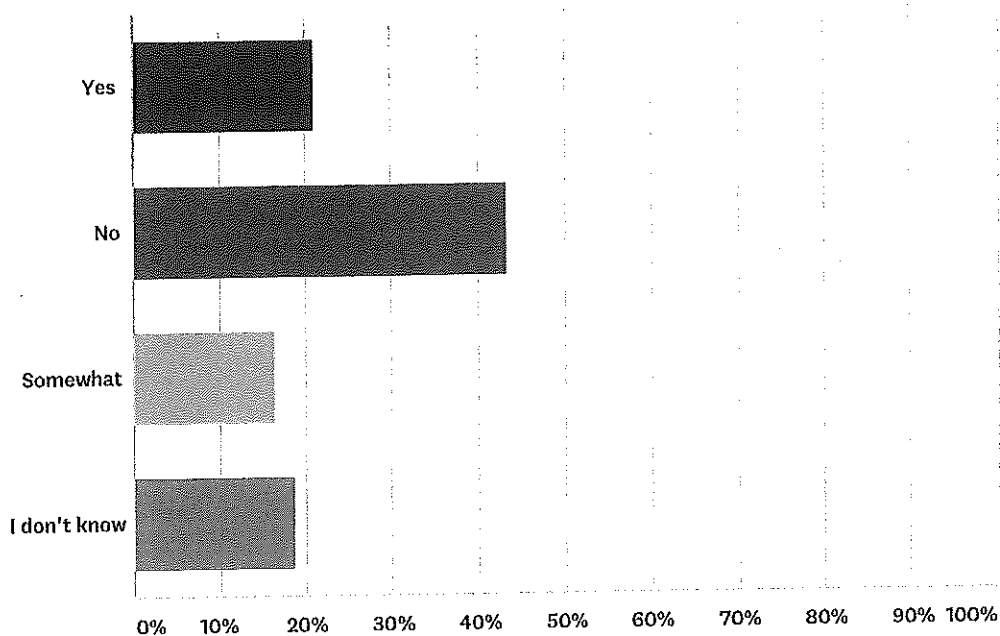
SurveyMonkey

Child abuse prevention	15.80% 67	84.20% 357	424	2.68
Childcare	31.04% 131	68.96% 291	422	2.38
Domestic abuse services	19.34% 82	80.66% 342	424	2.61
Drug abuse education/crime prevention	11.92% 51	88.08% 377	428	2.76
Employment training	15.53% 66	84.47% 359	425	2.69
Food banks/community meals	21.83% 93	78.17% 333	426	2.56
Housing counseling	24.59% 104	75.41% 319	423	2.51
Educational/literacy	12.47% 53	87.53% 372	425	2.75
Beautification	27.90% 118	72.10% 305	423	2.44

#	OTHER (PLEASE SPECIFY)	DATE
1	continuing adult education	3/14/2019 2:50 PM
2	Litter pickup	1/28/2019 10:12 PM

Q7 Do you believe housing discrimination is an issue in your neighborhood?

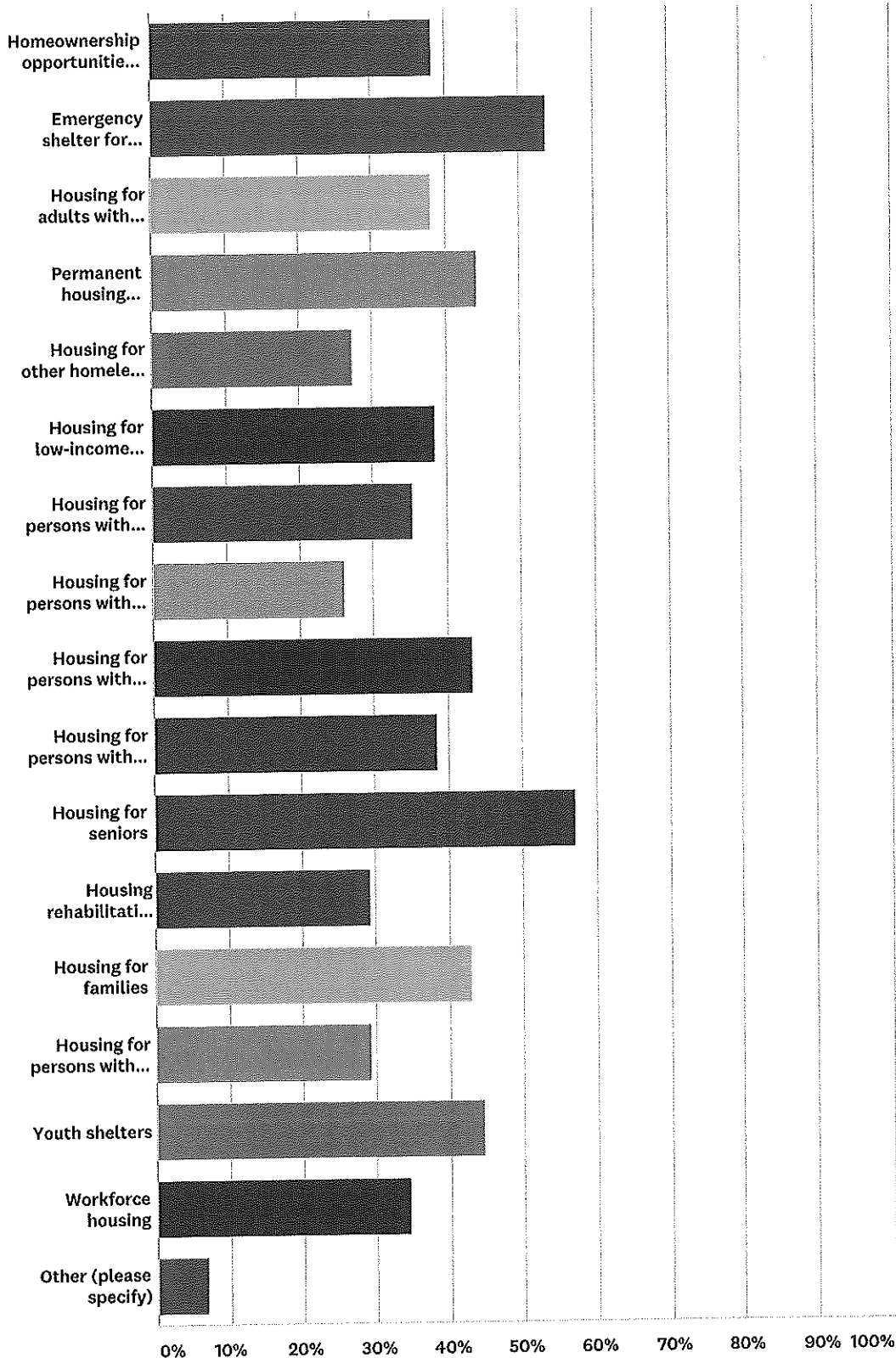
Answered: 429 Skipped: 0

**ANSWER CHOICES****RESPONSES**

Yes	21.21%	91
No	43.36%	186
Somewhat	16.55%	71
I don't know	18.88%	81
TOTAL		429

Q8 What are the greatest unmet housing needs in your area? Please select all that apply.

Answered: 429 Skipped: 0



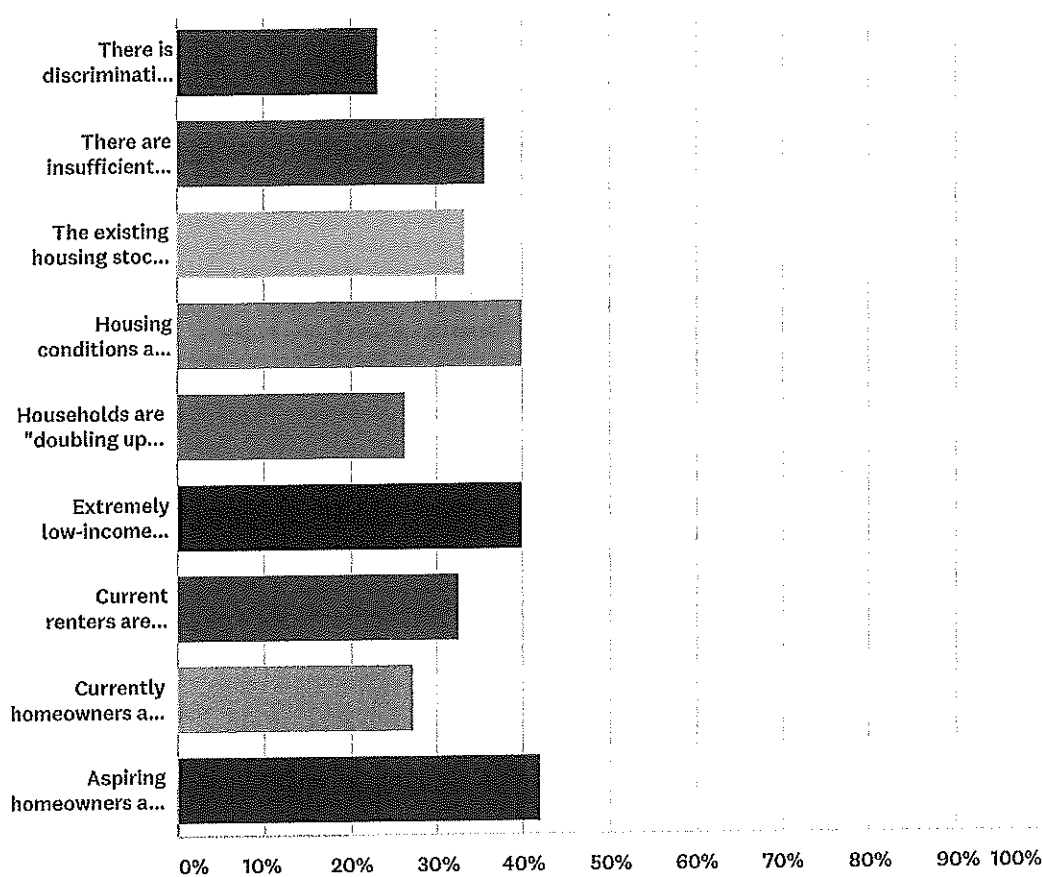
ANSWER CHOICES	RESPONSES	
Homeownership opportunities (please specify income levels below)	38.23%	164
Emergency shelter for homeless/homeless shelter	53.85%	231
Housing for adults with criminal (felony) histories	38.00%	163
Permanent housing solutions for chronic homelessness	44.06%	189
Housing for other homeless populations (please specify below)	27.51%	118
Housing for low-income households (please specify income levels below)	38.46%	165
Housing for persons with cognitive disabilities	35.43%	152
Housing for persons with HIV/AIDS	26.11%	112
Housing for persons with physical disabilities	43.36%	186
Housing for persons with serious mental illness	38.46%	165
Housing for seniors	57.11%	245
Housing rehabilitation (please specify target populations below)	29.37%	126
Housing for families	42.89%	184
Housing for persons with addictions	29.37%	126
Youth shelters	44.52%	191
Workforce housing	34.50%	148
Other (please specify)	6.99%	30
Total Respondents: 429		

#	OTHER (PLEASE SPECIFY)	DATE
1	Elderly and low income	4/26/2019 11:14 PM
2	Seniors	4/26/2019 8:54 PM
3	\$20,000 - \$50,000	4/26/2019 8:08 PM
4	Help with property and home insurance for seniors	4/21/2019 9:24 AM
5	Housing rehabilitation for elderly and low income families	4/21/2019 8:15 AM
6	Housing rehabilitation is needed for senior citizens on fixed incomes. They don't have the resources to maintain their property.	4/21/2019 7:59 AM
7	Utility assistance for low income housing	4/21/2019 7:40 AM
8	Senior Housing "important"	4/21/2019 6:36 AM
9	With less income of \$1200	4/20/2019 10:47 PM
10	\$25,000 and below	4/14/2019 11:45 PM
11	Better heating/AC ; Replace pump units	4/14/2019 10:01 PM
12	The working poor.	4/14/2019 6:37 PM
13	< \$50,000	4/14/2019 6:10 PM
14	Winterwood is not lacking.	4/14/2019 6:06 PM
15	Empty homes that need major repairs	4/14/2019 4:05 PM
16	Funds to rehabilitate senior housing for those who can't afford the repairs	4/14/2019 3:45 PM

✓ 17	The GREATEST need is a storm shelter, both a community shelter and there should also be a shelter for each mobile home community. There will always need to be MORE for homelessness than we offer - the community shouldn't have to be responsible though if the homeless aren't willing to try.	4/9/2019 2:46 PM
18	Mid level income	3/19/2019 12:29 PM
19	East and South Albany	3/13/2019 3:24 PM
20	East Albany	3/13/2019 10:32 AM
21	all veterans ; \$13,000	3/12/2019 3:34 PM
22	for the elderly	3/12/2019 3:26 PM
23	Affordable housing for people displaced after natural disasters, particularly elderly and low income citizens	3/4/2019 12:02 PM
24	Safety	2/19/2019 3:40 PM
25	I feel that it is unfair that people aren't required to at least work to receive assistance with housing. There are hard working people that also can't afford prices that are for housing because of other finances. People are somewhat able to depend on government assistance and never make a living for themselves. I am a mother and I struggle to make ends meet and can get no assistance because they think my income is enough. They need to prioritize housing more carefully.	2/10/2019 4:22 AM
26	N/A	1/31/2019 10:40 AM
27	There is a need for affordable housing for low income families. They are forced to live in apartments in high crime areas. The homeless in downtown areas need housing and training on how to live. As well as mental health assistance	1/30/2019 5:09 AM
28	Help for single moms with jobs that can never qualify for other help. Moms busting it to try and do right and make 5\$ over the limit for help ...ridiculous seems the state/city would help those trying to help themselves, Demand drug test for those who receive benefits	1/28/2019 8:01 PM
29	None	1/28/2019 7:59 PM
30	Income range of 30k to 60k for a family doesnt qualify for housing assistance, but can't afford home ownership.	1/28/2019 7:33 PM

Q9 Please choose the three most important housing needs in your region.

Answered: 429 Skipped: 0



ANSWER CHOICES

RESPONSES

There is discrimination in the housing market on the basis of race, ethnicity, gender, disability, familial status (being pregnant or having children), or age.

23.31% 100

There are insufficient housing options suitable for people with disabilities.

35.66% 153

The existing housing stock is not energy efficient.

33.33% 143

Housing conditions are unsafe, substandard, and/or lacking basic amenities.

39.86% 171

Households are "doubling up" with family/friends into overcrowded living arrangements.

26.34% 113

Extremely low-income households are at risk of homelessness.

39.86% 171

Current renters are cost-burdened due to high rental rates in their community.

32.40% 139

Currently homeowners are cost-burdened and facing potential foreclosure due to high-cost loans.

27.27% 117

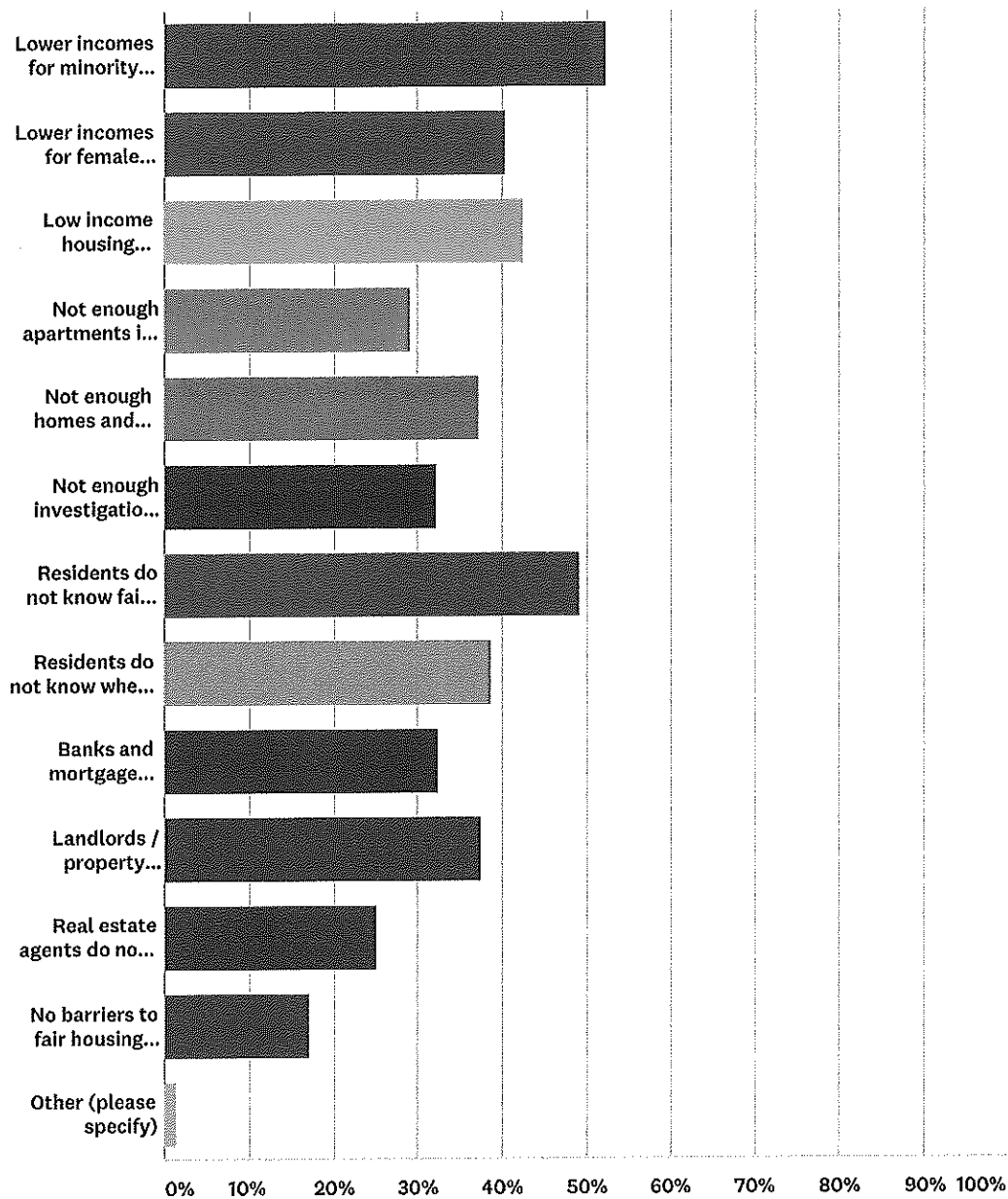
Aspiring homeowners are unable to purchase a home in their community due to high housing costs.

41.96% 180

Total Respondents: 429

Q10 Do you think any of the following are barriers to fair housing in Albany? (CHECK ALL THAT APPLY)

Answered: 429 Skipped: 0



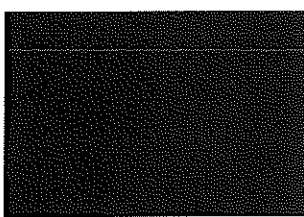
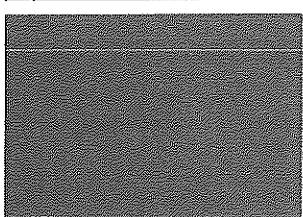
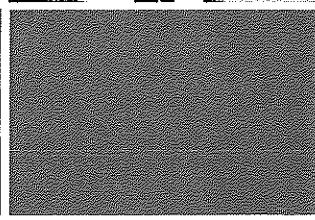
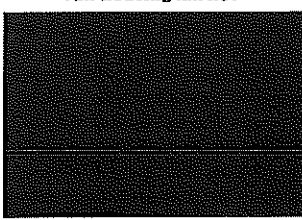
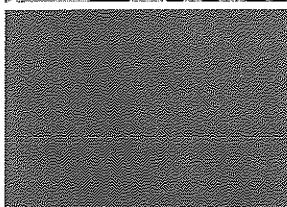
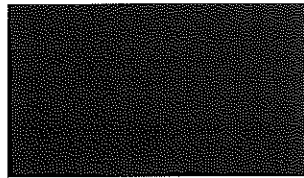
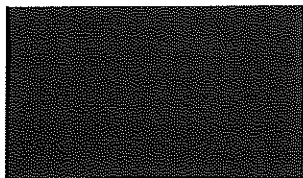
ANSWER CHOICES	RESPONSES	
Lower incomes for minority householders (i.e., African American, Latinos, etc.)	52.21%	224
Lower incomes for female householders	40.33%	173
Low income housing concentrated in a few parts of Albany	42.42%	182
Not enough apartments in Albany	29.14%	125
Not enough homes and apartments that are handicap accessible in Albany	37.30%	160

City of Albany Housing and Community Development Survey (2019-2020)

SurveyMonkey

Not enough investigation and testing for housing discrimination	32.17%	138
Residents do not know fair housing rights	49.18%	211
Residents do not know where to report housing discrimination	38.69%	166
Banks and mortgage lenders do not follow fair housing laws	32.40%	139
Landlords / property managers do not follow fair housing laws	37.53%	161
Real estate agents do not follow fair housing laws	25.17%	108
No barriers to fair housing choice in Albany	17.25%	74
Other (please specify)	1.40%	6
Total Respondents: 429		

#	OTHER (PLEASE SPECIFY)	DATE
1	There are not enough quality apartments.	4/14/2019 10:22 PM
2	Having to go through so much to even be considered for rental housing. The city has plenty of houses that could be purchased and rehabbed by homeowners.	4/8/2019 10:45 PM
3	Need more low income housing for seniors	3/14/2019 8:52 AM
4	Income dependency is a problem.	2/10/2019 4:22 AM
5	I do not know	1/29/2019 10:07 PM
6	Ridiculous property taxes	1/28/2019 6:48 PM



Community Meeting - Needs Assessment

The City of Albany

Dept. of Community & Economic Development
is working to identify **community development**
priorities, affordable housing needs, and
factors that shape **equal access to housing** for
incorporation into the City's

Annual Action Plan (2019-2020)

Please plan to attend the Community meeting for a
discussion of these important issues. Your input will
assist in prioritizing community needs as identified
in the City's 2016-2021 Consolidated Plan.

**As an active citizen of Albany,
your input is needed!**

LET YOUR VOICE BE HEARD

You may also participate by taking the survey:
<https://www.surveymonkey.com/r/R6MDNHD>

**Thursday, January 24, 2019
6:00 P.M.**

**River Road & Charity Lane Subdivision
Neighborhood Watch Meeting
MBEC - 230 S. Jackson St.**

Five Year Priority Needs

- * *Neighborhood Revitalization*
- * *Maintain Affordable Housing Stock*
- * *Increase Access to Affordable Housing*
- * *Support the Needs of Homeless and At-Risk Persons*
- * *Public Services Supporting Low-Income and Special Needs Populations*
- * *Acquire, Develop, or Improve Public Facilities*
- * *Affirmatively Further Fair Housing Choice*
- * *Program Administration and Planning*

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If you have special needs that must be met to facilitate your attendance, please call (800) 251 2910. Telephone assistance is available for persons with hearing impairments through the State of Georgia's public service called Georgia Relay which is available 24 hours a day, 365 days a year. Please use this service to contact us. To make a Georgia Relay call, dial 771.

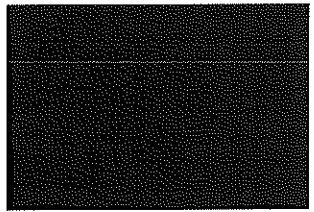
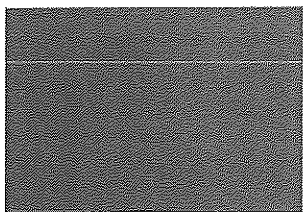
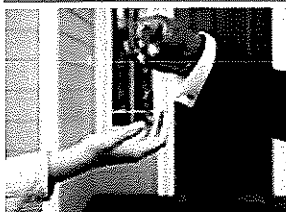
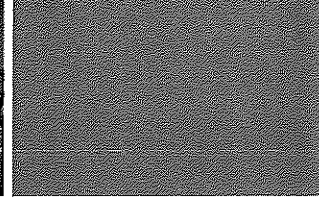
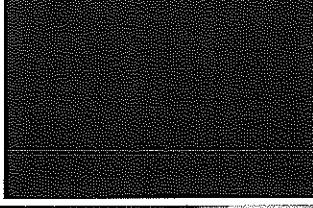
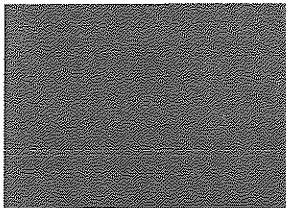
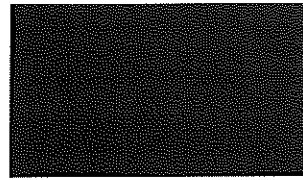
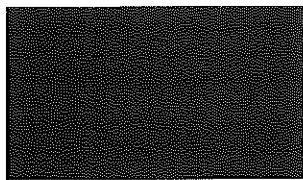


For more information,
please contact:
Ginette Mills
(229) 483-7650
gmills@albanyga.gov

January 24, 2019 @ 6:00 p.m.
Location: Microbusiness Enterprise Center
230 S. Jackson Street (2nd Floor Conference Room)
Neighborhood Watch Meeting (River Road & Charity Lane Subdivision)

Neighborhood Watch Meeting (River Road & Charity Lane Subdivision)

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Community Meeting - Needs Assessment

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**Tuesday, February 12, 2019
6:30 P.M.**

Robert Cross Park Clubhouse

3500 Martin Luther King Jr. Drive

Five Year Priority Needs

- * Neighborhood Revitalization
- * Maintain Affordable Housing Stock
- * Increase Access to Affordable Housing
- * Support the Needs of Homeless and At-Risk Persons
- * Public Services Supporting Low-Income and Special Needs Populations
- * Acquire, Develop, or Improve Public Facilities
- * Affirmatively Further Fair Housing Choice
- * Program Administration and Planning

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For more information,
please contact:
Ginette Mills
(229) 483-7650
gmills@albanyga.gov

Community Meeting - South Dougherty Community League 2019-2020 Action Plan Needs Assessment

February 12, 2019 @ 6:30 p.m.

Location: Robert Cross Park Clubhouse
3500 Martin Luther King, Jr. Drive
Neighborhood Watch Meeting (Southgate Subdivision)

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Kevin Thomas	1512 Kelly Pl. NW	435-5544	
Mary E. Lewis	1710 Lilyford Rd.	432-6558	
Robert Lewis	1710 Lilyford Rd.	432-6558	
Rachel Bichard	2817 Barnaby Dr.	439-7935	
M. Joyce Warren	604 Southgate Ave.	(229) 291-1570	
Betty Butts	2816 Spelman Dr.	229-888-0580	
Christa Martin	2815 Spelman Dr.	229-733-7911	
Adrian E. Jenkins	3415 Blue Sprig Rd.	229-881-3277	
Victor Edwards	450 Poinciana Ave.	229-407-8428	
Wesley Willis	3512 Blue Sprig Rd.	436-3510	
Josephine Reese	7117 Hardup Rd.	886-1132	
Julie Daines	2811 Barnaby Dr.	(229) 291-2474	

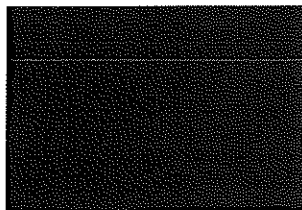
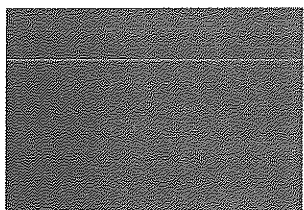
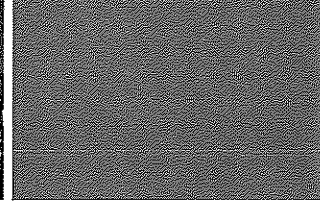
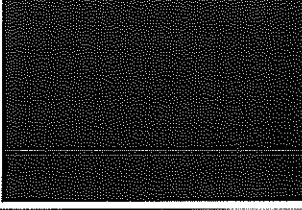
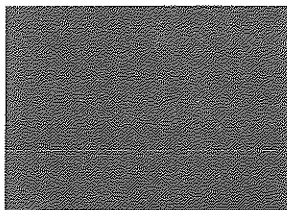
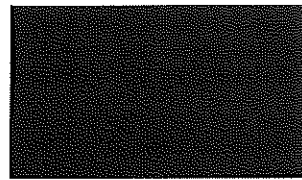
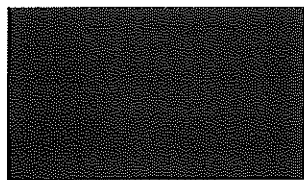
Community Meeting - South Dougherty Community League 2019-2020 Action Plan Needs Assessment

February 12, 2019 @ 6:30 p.m.

Location: Robert Cross Park Clubhouse
3500 Martin Luther King, Jr. Drive
Neighborhood Watch Meeting (Southgate Subdivision)

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Barbara Dawson	2806 Spr/Man Dr.	229 432 5193	
Frank Williamson	7821 Barnaby Dr	229 789-9070	
Ernestine D. Cross	1503 Lily Pond Rd	229-435-7618	
Gloise Moore	708 Douglas Ave	229 435-8590	
Judy Thomas	1313 Augusta St.	229 435-1027	
Ann Brown	1705 Lily Pond Rd	229-432-9798	ALCR11143 P.adl.com
Christine	3300 3300 Spr/Man Dr	436 4145	
Jan Keefe	3358 Sweetbrier Rd	438-9103	
Shirley McDowell	3348 Sweetbrier	439-2569	
Donna Cross	3520 ALUKE SPRING	43 578 30	



Community Meeting - Needs Assessment

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Annual Action Plan (2019-2020)

Please plan to attend the Community meeting for a discussion of these important issues. Your input will assist in prioritizing community needs as identified in the City's 2016-2021 Consolidated Plan.

**As an active citizen of Albany,
your input is needed!**

LET YOUR VOICE BE HEARD

You may also participate by taking the survey:
<https://www.surveymonkey.com/r/R6MDNHD>

**Thursday, February 14, 2019
10:00 A.M.**

**Senior Valentine Bingo Breakfast
Albany Civic Center
100 W. Oglethorpe Blvd.**

Five Year Priority Needs

- * *Neighborhood Revitalization*
- * *Maintain Affordable Housing Stock*
- * *Increase Access to Affordable Housing*
- * *Support the Needs of Homeless and At-Risk Persons*
- * *Public Services Supporting Low-Income and Special Needs Populations*
- * *Acquire, Develop, or Improve Public Facilities*
- * *Affirmatively Further Fair Housing Choice*
- * *Program Administration and Planning*

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For more information,
please contact:
Ginette Mills
(229) 483-7650
gmills@albanyga.gov

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

Location: Albany Civic Center
100 W. Oglethorpe Blvd.
Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Rachel Richard	2817 Barnaby Dr	229-439-7935	
Pecola Clay	1605 Schley Ave ^{APT 12A}	229-288-6091	
Annie Lee King	203 Ebony Lane	229-436-8767	
Wooty Moultrie	2704 Michael Rd	229-436-2924	
Alice Moultrie	613 Longbow DR.	229 8834567	
John Moultrie	3601 Jenny Ln	229 8832484	
Gwendolyn Brunson Ellison	3706 Quail Hollow Rd	229 449 7804	

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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100 W. Oglethorpe Blvd.
Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Mary Williams	1114 B. Auburn Dr	(229) 438-9383	—
Kathleen C. Jones	2106 Locksley Lane SE	(229) 449/9566	
Jakie A. Wells	P.O. Box 71234 Albany	229-439-7871	
Joanne Gates	2517 Toni Lynne Lane	229-435-6177	N/A
Janie Taylor	1012 La Harding St	229 432 4851	JANIE.taylor.bell@so.net
Geri Sutton	5604 Mc Iver Dr	229 3953532	missgeri63@gmail.com
Toye Solomon	410 So. Cleveland St. 31701	229-483-4318	Toye Solomon, 2028, Gmail, Com

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Willie A. Oliver	167 Taylor Ln Leary, GA	(229) 854-1882	mrswooliver@yahoo.com
Chinie Marden	17539 Wondralley Rd Albany, GA	229-308-2318	ChinieMarden@aol.com
Pearlie Brooks	3010 Autumn Albany, GA	229-7335958 229-8786695	brookspearlie@att.net
Anna McKendrick	2102 Juniper Dr Albany, GA	229-883-1362 229-291-3929	mckenanna@att.net
Donise Chandler	1410 So. Madison Street	229-855-4345	lchandler59@yahoo.com
Georgia Jenkins	527 Jeffries Ave	229-894-3415	
Rosalina Moody	2008 Indica Trail	229-449-1013	moodyrosalina@gmail.com

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Annie Thornton	1401 Waddell Albany	446-6099	
Lynette Phillips	1501 Martha St.	878-4565	
Guendolyn Lewis	321 Independence Dr.	229(434)1739	
Annie M. Walker	719 George Town Dr.	(229) 438 9019	
Stella M. Foster	3202 Plumeros Ave	229-446-4296	
Lessie Baeys	1402 S. Carolina Ave	229 288 2489	
Marie W Jones	502 Ebony Ln	229-496-9341	
Orlessa W. Pettway	3703 Castle Pines Lane	229-883-1574	

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

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Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
CHARLIE G. JOHNSON JR	907 OAKDALE COURT	229-883-2752	
MARIE KING	4045 MADISON ST	229-436-0855	
GENEVA B COLLIER	436 JACKSON AVE	229-436-6480	
ANGIE WALKER	918 LIPPITE DR APT 1	229-436-0702	
NELSON TURNER	1317 HAMPTON CT	229-435-5322	
PATRICIA PORTER	2716 DAWSON RD. APT 35 ALBANY GA. 31707	229-854-5596	
WILLIE PAUL LANE	1100 LIND ST ALBANY GA	229-376-1509	

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

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SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Joseph Johnson	1114 Augusta Dr. Alb.	(229) 888-2803	vjohnson48@gmail.com
Vera Johnson	" " "	"	"
Lunell Harris	505 Hobson St.	(229) 435-2246	—
Myrtice Williams	1229 Gaissert Rd. Albany, GA.	(229) 854-8220	myrticeearnest@gmail.com
Charlotte Strauder	1226 Gaissert Rd 31705	229-347-2744	charlottestrauder@hotmail.com
Myrtle Jackson	1003 Don Cutler Sr. Dr.	889-2075	
Emma B. Potts	P.O. Box 72274 Albany	229-869-5658	
Tekeela Austin	923 Barbregale Ave	229-881-8155	TekeelaAustin@yahoo.com

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Guanita Fletcher	3325 Twinflower Rd.		
Mattie Wright			mattie.wright@att.net
Melanie Robert	1404 Jones Ave 31707	229-344-1822	
Dellie M Robert	1404 Jones Ave 31707	229-344-1822	
Johnnie B. Davis	1028 James Cross Ave. 31721		
Veronica Smith	3307 Sweetbrier Rd.		
Gene Pope	1402 East Kardon ave		
Norma F. Tate	2204 Glenavilles Dr. 31707		

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

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Senior Valentine Bingo Breakfast

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Claudia Dawson	2711 Newcastle Ln	229-878-2846	cdawsonclaudia53@gmail.com
Patricia Womack	2111 Cockburn Ave	229-894-6664	PatWomack@bellsouth.com
Mary Ann Washington	103 Twisted Pines Ct.	585-857-6686	None
E Taine Ingram	2724 Ledo Rd	404 545 3168	none
OTIS COLES JR	1515 Lido Pond Rd ALBANY GA 31701	255-8610	none
Arthenia Davis	3218 Pinyon Dr Albany GA 31721	229-883-2904	Theni13@AOL.com
Pauline Rasheed	1235 Augusta Dr 31707	229-888-1772	prasheed1235@bellsouth.net
Clavis Gardner	1402 Miller St, Albany GA 31705	229-869-7704	gard827@bellsouth.net

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Johnnie Ward	413 Mulberry Ave	229-594-2225	
Mildred Wright	301 W. Mercer apt 25	229-376-1082	
Vivian Thompson	981 Hatcher Hill, Albany	229 787 5260	_____
Fully Green	1616 Dorchester Dr. alb	229-291-3284	_____
Eva Johnson	2107 Colquett Ave	395-3826	
Timmie Johnson	2107 Colquett Ave	883-5830	
Cherry Wimberly	1807 W Oglethorpe Ave	296-3447	

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 10:00 a.m.

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SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Alice D. Milton	204 South Jeff. St	229-776-2600	
Dorothy D. Shipp	115 Kountze St	229-776-4885	
Pearl Rahman	2703 Pointe N. Blvd	229 364 2282	pgrahman64@yahoo.com
Betty Gray	7616 Meritt St. Norfolk, VA	757-582-7944	
Merle Isler	4517 Lacosta Dr. Alb, GA. 31721	229-496-1500	mrslsler@aol.com
Maggie Williams	2101 Goldendale Lane Albany Ga.	229-241-7992	
Rukiyah Majeed	534 Flint Ave. #C Albany	404-971-4376	rukiyah@ymail.com
Mary D. Roberson	111 Red Top Ln. Albany Ga.	329.435.1304	
SAM Roberson	" " " "	" " "	

Community Meeting - Senior Valentine Bingo Breakfast 2019-2020 Action Plan Needs Assessment

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SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Sheleka Hawkins	^{Albany, GA 31701} 230 S. Jackson St. Ste 315	(229) 483-7650	shawkins@albanyga.gov
Rosie W. Fowler	^{Albany GA.} 1406 East Tipton Ave	229-395-1196	
Roland R. Fowler SA	²⁹⁴⁴⁹ 1406 East Tipton Ave Albany, GA	229-395-2949	
BJ Jackson Burton	230 S. Jackson Ste 315	229-483-7650	bjackson@albanyga.gov
Phyllis C. Brown	"	"	pbrown@albanyga.gov
Barbara Francis	230 S. Jackson Street Alb GA	(229) 483-7647	bfrancis@albanyga.gov
GINETTE MILLS	230 S. JACKSON ST.	(229) 483-7650	

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February 14, 2019 @ 10:00 a.m.

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SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Fonda Thompson	420 Pine Ave. Albany GA 31708	809-6012	Strongfonda@yahoo.com
Lee BRAGG	38 Hummingbird Rd 31768	891-2046	lee.bragg@gmail.com
MARY BRAGG	38 Hummingbird Rd 31768	891-2090	lee.bragg@gmail.com
Ann Adams	2516 W. Alberson Dr 31721	229-395-7143	annieadams1@mcshs.com
Tanya Reese	420 Pine Ave Albany Ga 31701	229-431-1121	trase@openacmsinc.org
Rosalynn Fliggins	420 Pine Avenue 31701	229-431-1121	RFliggins@openacmsinc.org
Ira Thompson	266 GA Hwy 377 Leesburg GA 31763	229 364 5732	ithompsonjr@yahoo.com



Community Meeting - Needs Assessment

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is working to identify community development
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factors that shape equal access to housing for
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**Thursday, February 14, 2019
5:30 P.M.**

**Parent Teacher Conference
Monroe Comprehensive High School
900 Lippitt Drive**

Five Year Priority Needs

- * Neighborhood Revitalization
- * Maintain Affordable Housing Stock
- * Increase Access to Affordable Housing
- * Support the Needs of Homeless and At-Risk Persons
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- * Program Administration and Planning



For more information,
please contact:
Ginette Mills
(229) 488-7850
gmills@albanyga.gov

Community Meeting - Parent Teacher Conference (Monroe High)

2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 5:30 p.m.
Location: Monroe Comprehensive High School
900 Lippitt Drive

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Shuntesa Cross	589 Hickory Ln	229-669-3655	shuntesa.cross@jphs.com
Larry Paul	2827 Calvary	229-4184104	
Angela Davis	2301 Glen Eagles Dr	229-255-9258	jaredsangelae31701@yahoo.com
Michelle Hayes-Pullins	229-379-6886 2005 Evergreen Dr	229-379-6886	Michelle.d.hayes44@gmail.com
Coretta Fowler	229-449-7901 Hemlock Dr.	229-449-7901	
Judith Rogers	12583 Crawford Drive 31205	229-319-8347	julietraver.rogers@gmail.com
Adrey Lane	320 S Jackson St Apt 123 31701	229-395-5433	adrey.lane@yahoo.com
Patricia Cruise	1416 Avalon Ave	343-7102	
Eric Williams	2010 Indica Trail	229-894-7914	
Muell Scott	519 Longbow Dr.	310-0080	
Rodford Parkes	2713 Calvary Rd. 31721	395-9476	raparkes1680@gmail.com

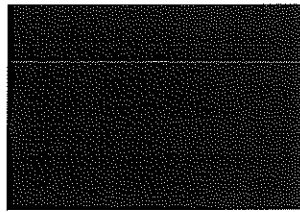
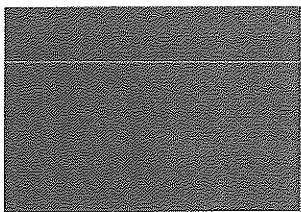
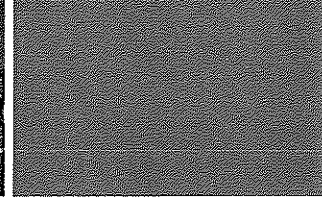
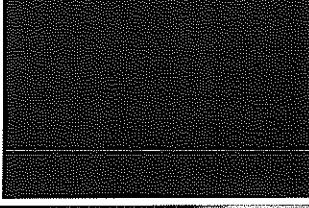
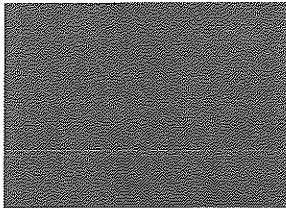
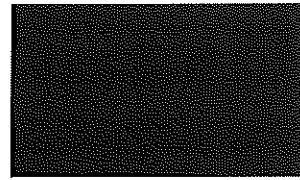
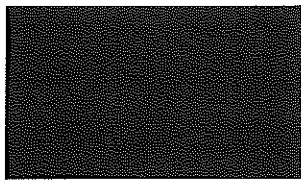
Community Meeting - Parent Teacher Conference (Monroe High)

2019-2020 Action Plan Needs Assessment

February 14, 2019 @ 5:30 p.m.
Location: Monroe Comprehensive High School
900 Lippitt Drive

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Sherron Caylor	2932 Leary Rd.	229 344 9242	scaylor@xoxo.com
Valerie Solomon	2007 Weymouth Drive	229 364-1709	Valeriesolomon95@yahoo.com
Wanda Riggins	23506 Odom	229-255-8268	wanda.riggins@yahoo.com
Melva Jones	2022 Hidden Ct	229-854-2794	MelvaQuimby@yahoo.com
Shelita Jackson	307 Wells Ave	229 809-1739	sdeshannon@yahoo.com
Patricia Bell	520 Cochran Ave.	229.364-0257	
Stephanie Pauge	2212 W. Gordon Ave	229-435-7160	sbp511@aol.com
Janay Griffin	2115 Waddell Ave.	229-888-1442	janaygriffin@yahoo.com
Miguel Rangel	18 Dobbs Dr.	229 364610	
Napoleon Harris	2304 N. Hibiscus Dr	395-7342	naph7911@gmail.com
Latesha Street	1101 S. Dault's St.	229-809-0811	lirancetrelle2002@gmail.com



Community Meeting - Needs Assessment

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Saturday, February 23, 2019

10:00 A.M.

The Club of Thornton

210 Thornton Drive

Five Year Priority Needs

- * *Neighborhood Revitalization*
- * *Maintain Affordable Housing Stock*
- * *Increase Access to Affordable Housing*
- * *Support the Needs of Homeless and
At-Risk Persons*
- * *Public Services Supporting Low-Income and
Special Needs Populations*
- * *Acquire, Develop, or Improve Public Facilities*
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- * *Program Administration and Planning*

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For more information,
please contact:
Ginette Mills
(229) 483-7650
gimills@albanyga.gov

Community Meeting - The Club of Thornton 2019-2020 Action Plan Needs Assessment

February 23, 2019 @ 10:00 a.m.

Location: The Club of Thornton
210 Thornton Drive

SIGN-IN SHEET

NAME

PHONE NO.

Janie Anderson	207 Old Cordula Rd	229-344-0467
Janie Belle	P.O. Box 57014 Albany, GA 31703	229-894-8338
Margaret Burrell	1508A Whitling Dr. Albany, Ga. 31705	229-436-2922
Cleo Spence	1515 E. Broad Ave Albany, Ga. 31705	229-296-4823
James Pratt Jr	4000 Githonville Rd 31721	229-869-2325
Danita Wiggins	521 Pine Ave, 31701	434-4505x1046
Dorothy Hubbard	1417 Greenbrier Ct 31705	(229) 435-5707
Kronal Bonie	2308 Habersham Rd 31704	229-889-9543
Nathan Davis	222 Pine Ave #560	
John Tumb	1522 Shady Ln	229/235-0031
Christine Green	1211 East Society	229/439-4350
Angie Jean Jones	215 Shady Glen Ln	229/881-4112
Lamar Blue	1410 E. Bynum Rd ALBANY	229-395-0657
Dorothy Hill	1106 Aethelard Ave	229-894-2762
Kenneth Florence	2210 Oxford Rd	229-395-1040
Mary Taylor	2241 W. 2nd St Albany, Ga	229-573-3295
King Radall I	2412 S Madison St	229-669-0395

Community Meeting - The Club of Thornton 2019-2020 Action Plan Needs Assessment

February 23, 2019 @ 10:00 a.m.

Location: The Club of Thornton
210 Thornton Drive

SIGN-IN SHEET

ONE NO.

NAME		
Willie Jackson	1116 S. Van Ness St	438-3651
Emma Carter	202 N. West Road	229-881-4358
Shelene Hawkins	230 S. Jackson St. / Ste 3	483-7650
Joyce C. Henderson	101 Frost St. Lot 42	229-347-1919
Ida L. Peterson	305 S. Carroll St	229-376-882
Ethel Mae Foster	1707 Bulum Ln. Apt 11	229-364-7332
Deloris Rowe	1216 Mulberry Ave	229-435742
Ronald R. Fawcett	1406 E. Tipton Ave	229-3952969
Nancy Campbell	4859 Tutu Dr. Albany, GA	(229) 883-8662
Antonio Smith	2526 Bielwood Dr	(470) 226-7542
Cynthia Walker	1711 W. Gordon Ave	229-343-5811
Lee Roy Howard	1400 Cromartie Beach Dr	229-344-1671
Carlynn Mathis	409 Hobson St	
Dr. Bruce C. Adams	1218 L. St	404 9846314
Arden B. Adams	1019 Wingate Ave	435-6615
Sabrina L. Glenn	1211 Newfri Rd	352-2778
Wanda Britten	601 Gaines Ave	(229) 395-5459
Prophet Angela Hines	912 Hobson St	(229) 854-7903

SIGN-IN SHEET

TELEPHONE NO.

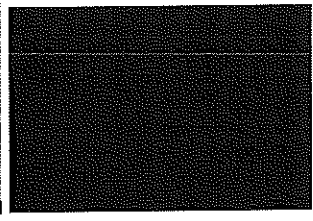
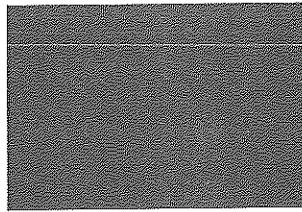
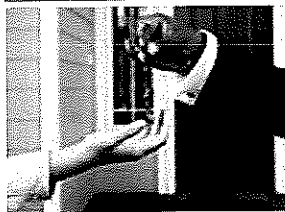
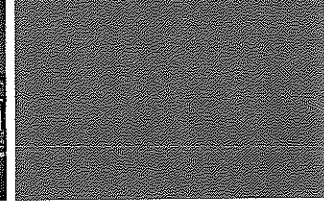
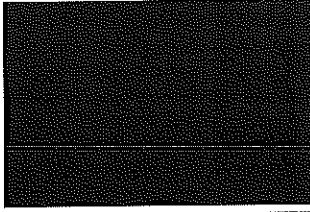
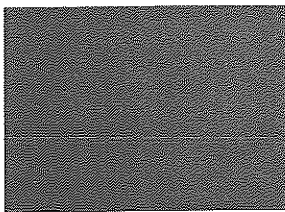
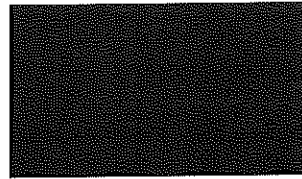
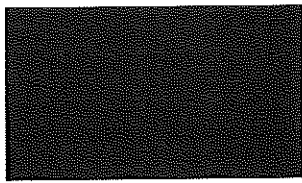
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PHONE NO.



Community Meeting - Needs Assessment

The City of Albany

Dept. of Community & Economic Development is working to identify **community development priorities, affordable housing needs**, and factors that shape **equal access to housing** for incorporation into the City's

Annual Action Plan (2019-2020)

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**As an active citizen of Albany,
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LET YOUR VOICE BE HEARD

You may also participate by taking the survey:
<https://www.surveymonkey.com/r/R6MDNHD>

**Thursday, March 28, 2019
6:00 P.M.**

**Hampton East Subdivision
Neighborhood Watch Meeting
MBEC - 230 S. Jackson St.**

Five Year Priority Needs

- * Neighborhood Revitalization
- * Maintain Affordable Housing Stock
- * Increase Access to Affordable Housing
- * Support the Needs of Homeless and At-Risk Persons
- * Public Services Supporting Low-Income and Special Needs Populations
- * Acquire, Develop, or Improve Public Facilities
- * Affirmatively Further Fair Housing Choice
- * Program Administration and Planning

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For more information,
please contact:
Ginette Mills
(229) 488-7650
gmills@albanyga.gov

Community Meeting 2019-2020 Action Plan Needs Assessment

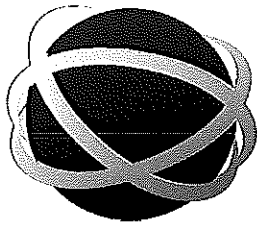
March 28, 2019 @ 6:00 p.m.

**Location: MicroBusiness Enterprise Center
230 South Jackson Street, 2nd Floor Conference Room
Neighborhood Watch Meeting (Hampton East Subdivision)**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Gwen Proctor	1000 Amsterdam Ln	229-395-7708	gwenproctor13@gmail.com
Lois Harris	1004 Holland Dr	229-883-6423	loisharris7@gmail.com
Brenda Hunter	1317 Montego Ct	229-296-2311	brenda-hunter@hotmail.com
L. Wake	1019 Amsterdam	229-603-6007	NA
Diane Lewis	1330 Montego Ct	229-798-7941	NA
Harvel H. Lorie	1021 Amsterdam Ln	229-347-8973	NA
Robert Bishop	1326 Montego Ct	229-376-5022	rbishop34@gmail.com
Nicole Jones	1012 Neethurland Ave	229-435-8977	Nicole123jones@yahoo.com
Sam L. Mango	1311 Montego Court	229-432-7139	samanaw@faithhealingministriesinc.org
Virginia Whitlow	1323 Montego Ct	229-430-9751	whitlowva@gmail.com
Norma "Nippy" Ford	1321 Montego Ct	229-888-1121	Nippy058@gmail.com

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MICROBUSINESS ENTERPRISE CENTER

MBEC 2019 WORKSHOP LISTINGS

First Time CEO (ACT!)	JAN 10TH
Getting Credit Ready (B.E.S.T)	JAN 24TH
Analyzing Business Financial Statements (O'Neal)	FEB 7th
Effective B2B Communication	FEB 21th
Business Plan Writing/Understanding	MAR 14th
Business Smart	MAR 28th
Online Marketing Strategies	APR 11th
Business Software Made Easy (O'Neal)	APR 25th
Building Your Network & Customer Base	MAY 9th
QuickBooks Pro	MAY 23rd
Start-Up Business 101	JUN 13th
Start-Up Business 201	JUN 27th
Excel for Business	JUL 11th
Website Principles	JUL 25th
HR & Employee Management for Owners/CEOS	AUG 8th
NonProfit- What You Need to Know (O'Neal)	OCT 3rd

FIRST TIME CEO

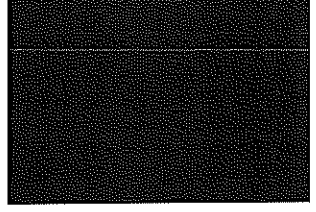
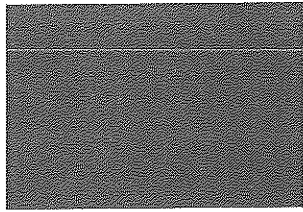
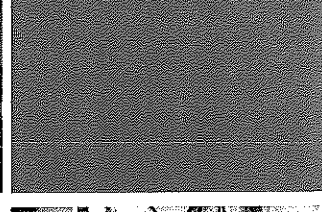
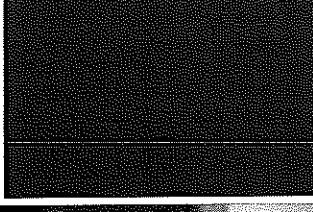
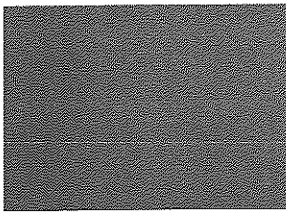
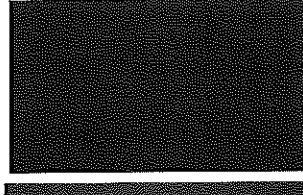
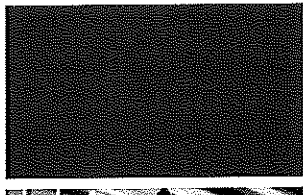
3/28/2019

NO.	YOUR NAME	HOW YOU HEARD ABOUT EVENT	PHONE	EMAIL
1	Ronald Elizondo	Face book	229-395-5341	Ronald.m.elizondo@gmail
2	Rachel Lord Elizondo	Face book	229-375-8275	rachel.lord@albanyherald.com
3	TJ Jones	Friend	478 239 5390	116700@hotmail.com
4	Candita Stanley	Face book	910 548 0598	Candita Stanley@gmail
5	Kevin Stanky	wife	910 548 1250	eks3975@gmail.com
6	Kawambee Dorsey	email	229-886-4547	Kawambeed@gmail
7	Vernon Barthelmy	Fb	229 233-1195	barthelmyvern@gmail.com
8	Carla Hawkins	Facebook/email	229-291-7457	carlahawkins229@gmail.com
9	Erica Gaines	Email	561-628-4817	lilnelly331@yahoo.com
10	LaVonna Brown	Email	229-343-3774	elbu2303@gmail.com
11	Nia Hawkins	Facebook	229-854-3208	Niamhawkins@yahoo
12				
13				
14				
15				
16				
17				

FIRST TIME CEO

3/28/2019

NO.	YOUR NAME	HOW YOU HEARD ABOUT EVENT	PHONE	EMAIL
1	Faith Register	Exurbrite	229-449-3902	Sufoniaregister@gmail.com
2	Isha Odum	Facebook	229 432 2897	isharodum@gmail.com
3	Ty Kima	Facebook	229-221-2988	tykimas hantee@gmail.com
4	Sarah Holblum	Facebook	229-291-1982	mackesarah@aol.com
5	Zina Jackson	Facebook	229 344 3667	zina-jackson6@gmail.com
6	Qualametrius Mims	Email	229 854 - 6998	Qmims12@gmail.com
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Community Meeting - Needs Assessment

The City of Albany

Dept. of Community & Economic Development
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LET YOUR VOICE BE HEARD

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**Tuesday, April 2, 2019
6:00 P.M.**

**Winterwood Subdivision NHW
Robert Cross Middle School
324 Lockett Station Road**

Five Year Priority Needs

- * Neighborhood Revitalization
- * Maintain Affordable Housing Stock
- * Increase Access to Affordable Housing
- * Support the Needs of Homeless and At-Risk Persons
- * Public Services Supporting Low-Income and Special Needs Populations
- * Acquire, Develop, or Improve Public Facilities
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- * Program Administration and Planning

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For more information,
please contact
Ginette Mills
(229) 483-7650
ginetmills@albanyga.gov

Community Meeting 2019-2020 Action Plan Needs Assessment

April 2, 2019 @ 6:00 p.m.

Location: Robert Cross Middle School Cafeteria

324 Lockett Station Road

Neighborhood Watch Meeting (Winterwood Subdivision)

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Shelly Hutchison	605 Deerborn St	229-854-3384	shellyhutchison@aol.com
Alice Sue Fitzgerald	3011 Winterwood Ave	229-435-1578	fit243@gmail.com
Rudolph Jackson	3209 Harvest Ln	229-888-2044	rbjackson1026@bellsouth.net
W. B. J. J. J.			
Barbara Lee	3014 Autumn Ave.	229-669-0183	leejay2473@gmail.com
Earl Johnson	3110 Winterwood Ave		
Reese H. Hush	2910 Phillip Dr	229-432-7989	
Mark Andrew Clark	2917 Winterwood Avenue	229-435-0109	markclark51@yahoo.com
JEFF CORWELL	3018 HARVEST LANE	229 432-1328	
JEFF HUTCHISON	605 DEERBORN ST.	229-854-3384	
Roger Marietta	2008 Robinhood Ln	229-894-2425	rmarietta@albanyga.gov
Katherine Caldwell	3014 Harvest Ln	229-255-7623	pkc@bellsouth.net

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Location: Robert Cross Middle School Cafeteria

Neighborhood Watch Meeting (Winterwood Subdivision)

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Sandra Fowler

3021 Autumn Ave

629/4529939

Birds Nest Blaine

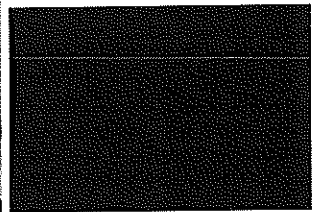
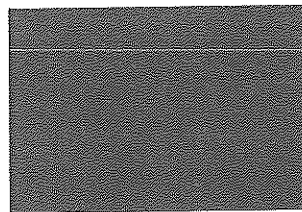
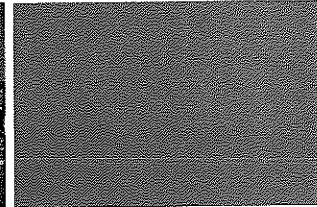
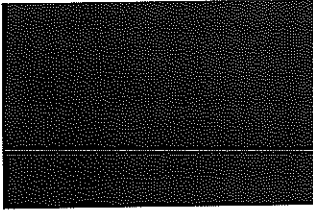
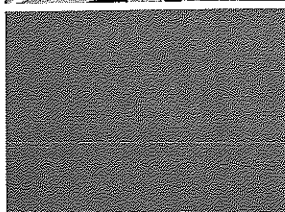
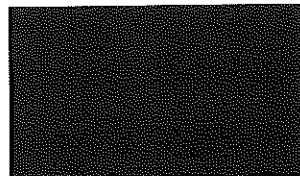
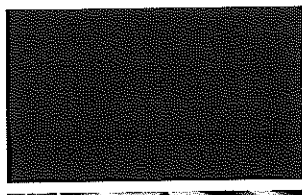
3103 winterwood tree

7872868351

Benjamin West

3008 Antenna Ave

229 886 4026



Community Meeting - Needs Assessment

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**Wednesday, April 10, 2019
6:30 P.M.**

**Sanctuary of Grace
310 North Monroe Street**

Five Year Priority Needs

- * *Neighborhood Revitalization*
- * *Maintain Affordable Housing Stock*
- * *Increase Access to Affordable Housing*
- * *Support the Needs of Homeless and At-Risk Persons*
- * *Public Services Supporting Low-Income and Special Needs Populations*
- * *Acquire, Develop, or Improve Public Facilities*
- * *Affirmatively Further Fair Housing Choice*
- * *Program Administration and Planning*



For more information,
please contact:
Ginelle Mills
(229) 302-1230
gmills@albanyga.gov

Community Meeting 2019-2020 Action Plan Needs Assessment

April 10, 2019 @ 6:30 p.m.

Location: Sanctuary of Grace
310 North Monroe Street

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Juanita Lamar	3507 W. Surrey Rd. ^{Albany}	229-884-9096	Lamarjuanita@gmail.com
Tommy Lamar	3507 W. Surrey Rd. ^{Albany}	229-886-1066	LamarTommy3@gmail.com
Quatrissa Johnson	2602 Home Drive Albany	229-894-1918	djtrissia@gmail.com
Bobley Williams	651 Winifred Road	(229) 485-8844	gcwilliam3@gmail.com
Queenberry Williams	651 Winifred Road	(229) 669-5944	gcwilliam3@gmail.com
Debbie Parker	615 Arrowhead Lane ^{Albany, GA 31721}	(229) 883-8515	mrsparker4.dpa@gmail.com
Gwenether Latson	416 Rosser Lane Albany ^{GA 31705}	(229) 395-0845	missday04@yahoo.com
Takia Staton	633 S Westover blvd ³¹⁷⁰⁷	229-733-3804	Ministert.Staton@gmail.com
Dorothy Hall	2119 W. Waddell	229 869 6923	
Willie J. Jackson	464 S. Magnolia St.	438-8367	
Shonda Mathis	2108 Colquhoun Ave	(229) 344-4118	
Erica Noel	404 Florence Drive	229-733-8259	ers122687@yahoo.com

Community Meeting 2019-2020 Action Plan Needs Assessment

April 10, 2019 @ 6:30 p.m.

Location: Sanctuary of Grace
310 North Monroe Street

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Darlene A. Heard	503 Riverview Dr.	229-878-5171	
Camanda Howard	1115 Duke Lane	229-434-0625	
Betha Johnson	116 Pine Arbor Dr	229-581-0392	
Angela Davis	2010 W Broad Ave #110	229-603-0101	
Joe A West	1522 Argonne Dr	229-288-6556	
Kim West	717 Shadachun Dr	229-868-7117	
Gwen Latsun	416 Rosser Lane	229-669-6289	
John Clemer	611 Willis Dr	229-883-4873	
LuRicka Ball	503 Endicott Ln.	229-344-2997	
Marcus Williams	651 Winfred Rd	229-669-5940	
Shirley Brown	901 N Davis St	229-288-9314	
Ced McHart	1703 Jones	229-435-1846	

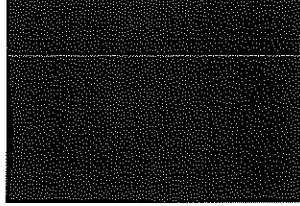
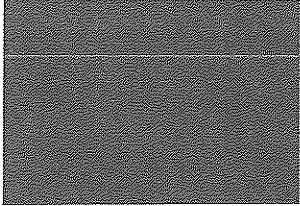
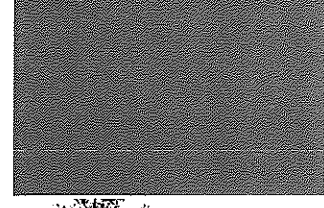
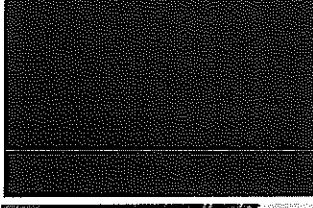
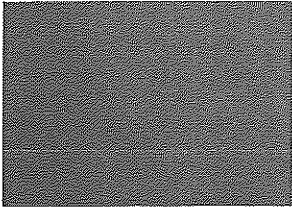
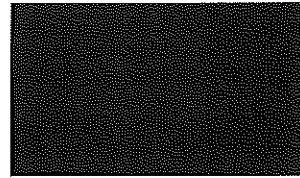
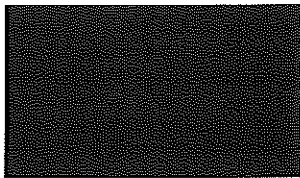
Community Meeting 2019-2020 Action Plan Needs Assessment

April 10, 2019 @ 6:30 p.m.

**Location: Sanctuary of Grace
310 North Monroe Street**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Wendy Johnson	421 S Westover Blvd. Apt. 53 31707	229-603-0937	wjohnson_0921@aol.com
Antonia Gaseer	1013 River Pointe Dr. Albany, GA 31707	229 889-0221	ka.gaseer@bellsouth.net
Jennifer Thomas	1408 Avalon Av Albany GA 31707	229-347-1301	jthomas42.jt@gmail.com
Erin Williams	503 Divine Drive ^{Alb} GA 31707	229-869-2513	erwilliams@aol.com
Calvin Williams	503 Divine Drive ^{Alb} GA 31707	229-869-2513	" " "
Debbie Grace	2602 Old Friends Rd	(229) 886-3660	teckiewalter@yahoo.com
Courtney Williams	503 Divine Drive 31707	229-508-1402	
Alton Robie	2415 Dawson Rd Apt 15	229 462-1311	crobie73@gmail.com
Indira Pittman	575 Hickory Lane	229 338 6162	773future@gmail.com
Indira Pittman	575 Hickory Lane	229-338-6162	indira.pittman.267@gmail.com
Andrea Polite	4502 Miles Ave	229-786-7819	andrea.polite@yahoo.com
Bridgette Price	3644 Club Dr Albany	(229) 291-3300	khprice@yahoo.com



South Albany Community Meeting - Needs Assessment

**Thursday, April 11, 2019
6:00 P.M.**

**South Albany Revitalization Plan Update
Community Kick-Off Meeting
Robert Cross Community Center
2660 Newcastle Lane**

STRATEGIC GOALS

Address Housing and Property Issues

Encourage Economic Development

Reduce Poverty

Infrastructure Repair and Maintenance

Floodplain Management and Mitigation

Reduce Crime in Neighborhoods

Historic Preservation

Reinforce Social and Cultural Amenities

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For more information,
please contact:
Ginette Mills
(229) 302-1230
gmills@albanyga.gov

Community Meeting South Albany Revitalization Plan Update Community Kick-off Meeting

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Rosalyn Cory	2718 Astoria ^{3170 K} Dr	(229) 209-0333	coneyr1@gmail.com
Gloria Gaines	3230 Pinyon		
Rev. David Heath	2224 S. Madison St.	(229) 347-4979	DavidHeath64@gmail.com
Yukky Roster	323 Southwood Dr	229 352-5964	
Donna Gaines	706 Johnny W Williams Rd	229 343-3837	dgaines90@mchsi.com
Orlando R. Rumba	2204 Meidenstone Ct	229 -364-5233	Jubilee Financial@hotmail.com
Isha Odom	3210 MLK Jr	229-432-2897	info@agapealbany.org
Michael D Odom	"	"	"
Margaret Cook	2622 S. Madison St	229733-6532	MargaretCook6532@gmail.com
Cassie Clarke	1127 Van Dorn St	229 304-0663	CClarke15@gmail.com
Julie Anderson	412 Julie Dr.	229-888-3653	

Community Meeting South Albany Revitalization Plan Update Community Kick-off Meeting

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Sherrill Byrd	2407 Chem/Laurel Lane, 31705	229-669-6506	SherrillByrd@aol.com
Shelise Byrd	"		Bimxjender40@gmail.com
Savannah Anderson	"		
Sheldon Byrd	"		
Paul Fryer (for Congressman Bishop)	323 Pine Ave #405 Albany, 31701	229-839-8067	paul.fryer@mail.horse, 926
Victor Edwards	450 Poinciana Ave.	229-407-8428	vee570@yahoo.com
Walter & Deborah Johnson	2622 Lonsome Rd 31721	229-883-1192	wleespace@gmail.com
Quanteisha Sadberry	2100 Habersham Rd	229-430-6600	qsadberry@daynerty.gauis
Kenneth Florence	2210 Oxford Rd	229-395-1090	kflee52@aol.com
Venise Lewis	2810 Astoria DR.	229-347-5656	Venise654@gmail.com
DE RICK Linkhorn	524 American Ln	229-296-0515	PockeyALB60@yahoo.com

Community Meeting South Albany Revitalization Plan Update Community Kick-off Meeting

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Rev. Brian Ramsey	221 Tremont Ave. Albany, GA 31701	(229) 364-0572	bramseyccrs@outlook.com
Major P. Johnson	225 Pine Av Albany, GA 31701	229-376-1138	pjohnson@dougherty.ga.us
Michael A Harper	3339 Sweetbrier	229-854-1371	maw5amal22@yahoo.com
JAMES PERKINS	3314 Twinflower	229-888-3350	
Sh			
Sam McRae	915 Parrish Lane	229-347-0116	SammyMcRae@yahoo.com
Kimberly Knighton	808 7th Ave	229-291-3564	temp6289@aol.com
Willie Bonner	64 Zackery Ave.	229-888-5713	
Douglas Young	2511 MLK	229-429-1169	dyoung7842@gmail.com
Roderick Gilbert	615 Marshall Ln	229-395-7574	rgilbert7307@gmail.com
Tamiko Whitlock Sgt	3106 Wabersham	229-430-6660	twhitlock@dougherty.ga.us

Community Meeting South Albany Revitalization Plan Update Community Kick-off Meeting

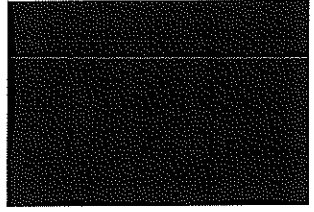
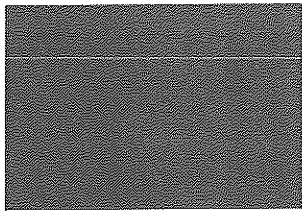
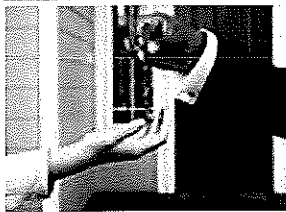
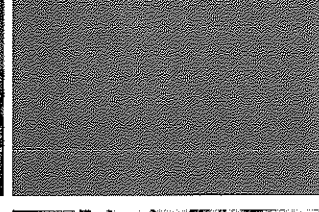
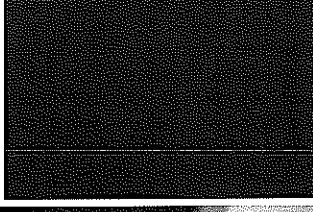
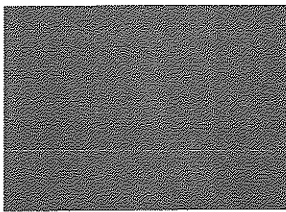
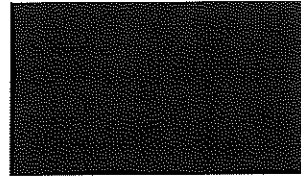
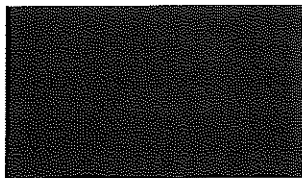
April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Darryl Cochran	15		
Deirdre Cochran	1206 Augusta Dr. Albany, GA	229 255 6680	mzcocochran@aol.com
Velma Robinson	805A Carmel Lane	229 364 4087	vrobins16@gmail.com
M Skinsley Drake	707 Branch Rd	229 886 6491	fastormd3bellsouth.net
ARTHUR K. Williams	P.O. Box 145 Albany, GA 31701	229-462-2742	
Edward Ford-Ball	1608 Jones Ave 31707	470-514-7573	efordball@gmail.com
Judy Galloway	118 Arrowhead	343-1517	

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

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Community Meeting - Needs Assessment

The City of Albany

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LET YOUR VOICE BE HEARD

You may also participate by taking the survey:
<https://www.surveymonkey.com/r/R6MDNHD>

**Tuesday, April 16, 2019
5:30 P.M.**

**Indian Creek Subdivision NHW
Robert Cross Middle School
324 Lockett Station Road**

Five Year Priority Needs

- * Neighborhood Revitalization
- * Maintain Affordable Housing Stock
- * Increase Access to Affordable Housing
- * Support the Needs of Homeless and At-Risk Persons
- * Public Services Supporting Low-Income and Special Needs Populations
- * Acquire, Develop, or Improve Public Facilities
- * Affirmatively Further Fair Housing Choice
- * Program Administration and Planning

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If you have special needs that must be met to facilitate your attendance, please call (800) 251-2910. Telephone assistance is available for persons with hearing impairments through the State of Georgia's public service called Georgia Relay which is available 24 hours a day, 365 days a year. Please use this service to contact us. To make a Georgia Relay call, dial 771.



For more information,
please contact
Ginette Mills
(229) 483-7650
gmills@albanyga.gov

April 16, 2019 @ 5:30 p.m.

324 Lockett Station Road

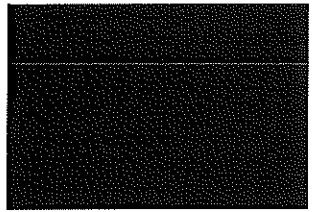
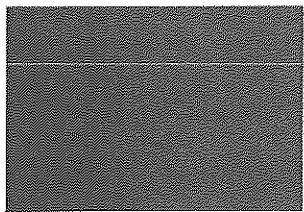
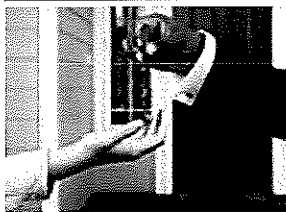
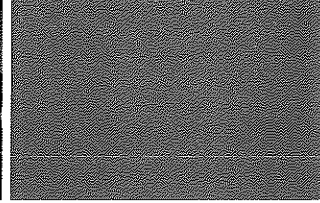
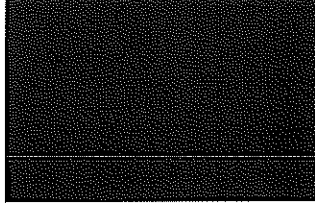
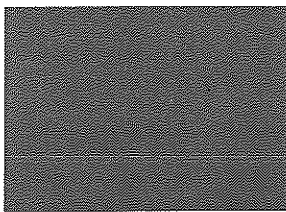
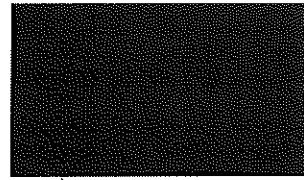
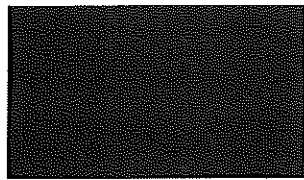
SIGN-IN SHEET

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Neighborhood Watch Meeting (Indian Creek Subdivision)

SIGN-IN SHEET

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Community Meeting - Needs Assessment

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**Wednesday, April 17, 2019
7:00 P.M.**

**First Mount Olive
Missionary Baptist Church
513 Corn Avenue**

Five Year Priority Needs

- * *Neighborhood Revitalization*
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- * *Increase Access to Affordable Housing*
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Community Meeting 2019-2020 Action Plan Needs Assessment

April 17, 2019 @ 7:00 p.m.

**Location: First Mount Olive Missionary Baptist Church
513 Corn Avenue**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Lauder Taylor	2112 Bencables Dr Albany, Ga. 31707	229-395-4141	hardyayanas@bellsouth.net
Mary Williams	1114 Auburn Dr Albany, Ga.	(229) 438-9383	-
John W. Jones	1537 East Broad Ave	229-376-4423	jacobtelfair.com@gmail.com
Richard Jones	2305 Pebbles Beach Ct. Albany, Ga.	229-603-1898	rljones2@gmail.com
Jane Thornton	4530 E. Broad Ave Albany	229-449-3680	JaneThornton@gmail.com
Edith D. Silas	1820 Cobblestone St Albany	229-496-6244	edithdsilas@yahoo.com
Mr. Ross, Timothy	212 Fairkhome Dr	850 878-8034	timcress@bellsouth.net
Shirley Davis	627 W. 2nd Ave	229 255-0699	davisshirleyga5@gmail.com
Doris Milledge	4114 Nichols St.	(229) 869-4540	milledge_1@yahoo.com
Grace Jackson	3205 Sylvester Rd lot 47	229 343-2433	
Cynthia Blake	215 Sunrise Dr.	347 1555	

Community Meeting 2019-2020 Action Plan Needs Assessment

April 17, 2019 @ 7:00 p.m.

**Location: First Mount Olive Missionary Baptist Church
513 Corn Avenue**

SIGN-IN SHEET

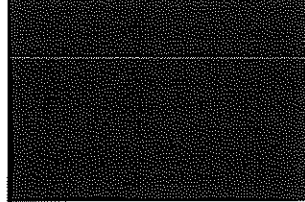
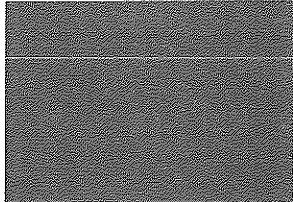
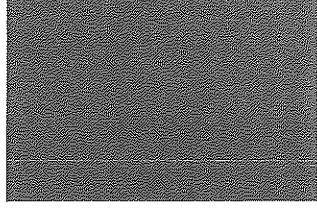
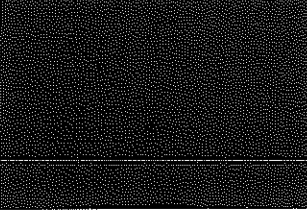
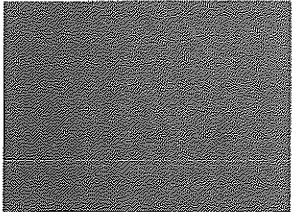
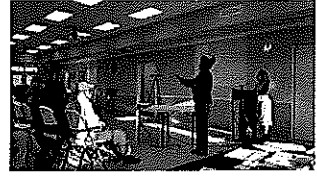
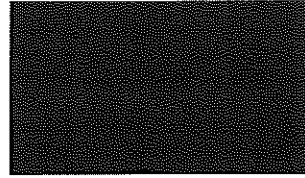
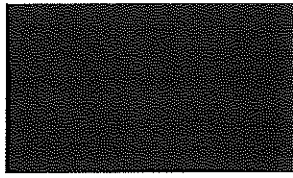
NAME	ADDRESS	PHONE NUMBER	EMAIL
Joyce Davis	1605 Jones Ave	436-9458	
Ann FAVORS	919 Glade Lane	229-432-4866	
Margaret Cook	2622 S Madison St	229 733-6532	Margaret Cook 6532@gmail.com
Glady's Curry	619 Harmon Ave.	(229) 462-2715	
Cassie Lou	2416 Bell St	229 854 7980	cassie.lou@aht-net
Barbara Daniels	2217 Kirkwood Rd.	229/432-6104	
Joe L. Jones	3105 Hobenshon Rd	229-349-1945	A
JAMES DANIELS	921 8th Ave	229-603-2180	
Tisha Daniels	921 8th Ave	229 364-8395	tishadane's (43) gmail.com
Champagne Harris	1650 Sunny Ln	229-296-8309	champained5@gmail.com
Joseph Math	2000 W. Whiting Ave	229 894-6176	

Community Meeting 2019-2020 Action Plan Needs Assessment

April 17, 2019 @ 7:00 p.m.
Location: First Mount Olive Missionary Baptist Church
513 Corn Avenue

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Xvonne C. Ward	204 Shelby Lane Albany, Ga 31701	229 436-4786	
Martha George			
Carolyn Covin	1409 W Gordon	229-364-7727	
Jenice Hall	513 Louis	229-546-4621/224	
Nellie Anderson	418 Fulse	229-888-3653	
Carolyn T. Jones	2305 Pebble Beach	(229)-449-2626	w.w.w.c.jones1gran@gmail.com
Judith Hampton Thompson	Hampton Realty Co & Assoc.	229-881-7279	judith.h.judithhn@gmail.com
Pauline Whiffield	921 8th Ave	229-575-5503	
Corey Jenkins	2002 Keystone	229-338-3304	
Erin Bradley	1415 Westciff	404-808-8779	



2019-2020 Annual Action Plan Public Hearing & South Albany Revitalization Plan Update Community Meeting

The City of Albany

Dept. of Community & Economic Development is working to identify community development priorities, affordable housing needs, and factors that shape equal access to housing for incorporation into the City's

Annual Action Plan (2019-2020)

Please plan to attend the Public Hearing for a discussion of these important issues. Your input will assist in prioritizing community needs as identified in the City's 2016-2021 Consolidated Plan.

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- * *Program Administration and Planning*

Monday, April 22, 2019

6:00 P.M.

**Microbusiness Enterprise Center
230 South Jackson Street
1st Floor Conference Room**

**2019-2020 Annual Action Plan Public Hearing
&
South Albany Revitalization Plan Update Meeting**

South Albany Revitalization Plan Strategic Goals

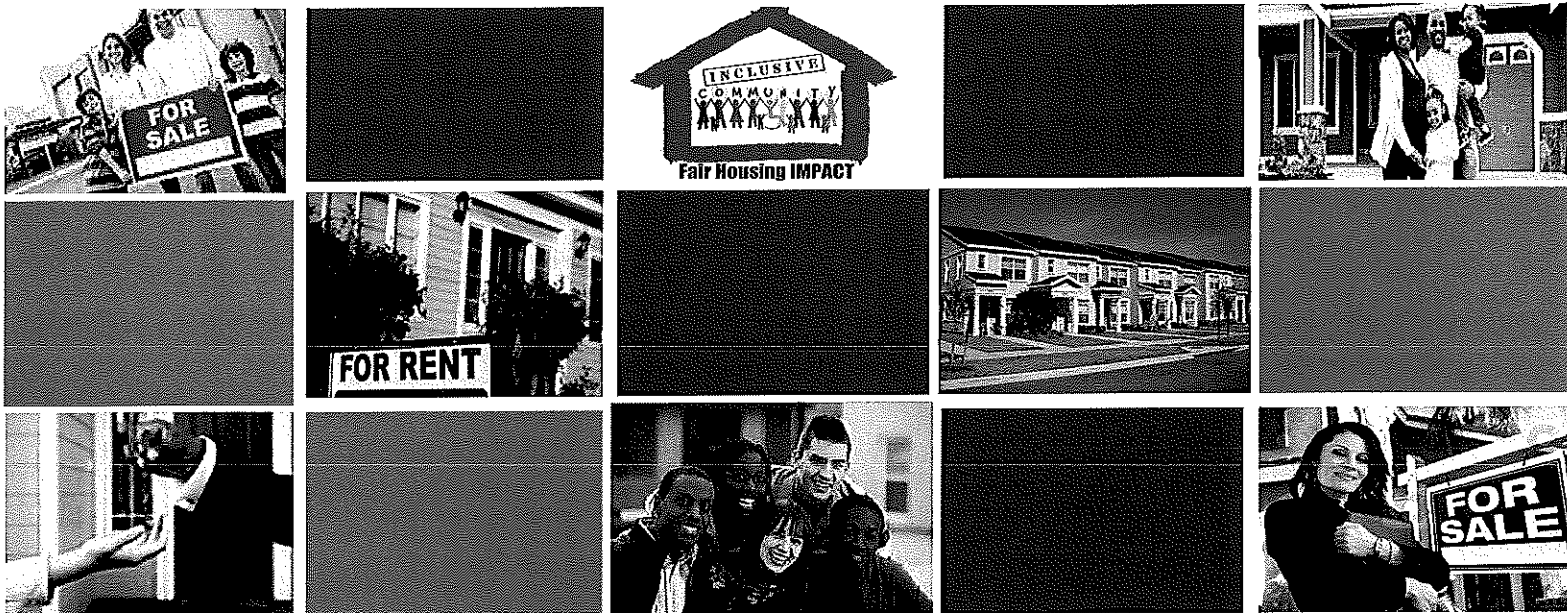
- * *Address Housing and Property Issues*
- * *Encourage Economic Development*
- * *Reduce Poverty*
- * *Infrastructure Repair and Maintenance*
- * *Floodplain Management and Mitigation*
- * *Reduce Crime in Neighborhoods*
- * *Historic Preservation*
- * *Reinforce Social and Cultural Amenities*

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CITY OF ALBANY AFTER SCHOOL PROGRAMS

*Community Meetings will be held at various
Neighborhood Watch Meetings throughout the City*

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@nette Mills
(229) 486-7650
gmills@albanyga.gov

Notre Dame, Baylor to play for women's NCAA title

By JILL MARTIN
CNN

The No. 1 overall seed survives. So does the defending champion.

Notre Dame is back in the NCAA women's basketball title game, defeating their rival and powerhouse No. 2 seed Connecticut 81-76 in the Final Four at Amalie Arena in Tampa, Florida, on Friday.

Meeting the Fighting Irish in today's championship is a formidable foe, Baylor—the top overall seed in the NCAA tournament—fended off No. 2 seed Oregon 72-67 in the first national semifinal earlier in the day.

With the win, No. 1 seed Notre Dame (33-5), has now knocked off the 11-time champion Huskies for the second consecutive Final Four. The Fighting Irish won

the title last year in thrilling fashion with last-second shots by Arike Ogunbowale in the semifinal and championship games against UConn and Mississippi State, respectively.

Notre Dame's starters all scored in double figures on Friday, with senior guard Ogunbowale leading the way with 23 points, including key buckets late. Senior forward Jessica Shepard had 20 points, 13 rebounds and seven assists, while graduate student forward Dianna Turner had 15 points and 15 rebounds.

"My only mindset was that UConn's season was going to end tonight," Turner, who set last year's Final Four with a team ACL, said to ESPN.

The Bears and Fighting Irish each are aiming for their third title. In addition to last

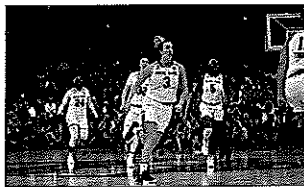
season, Notre Dame also won in 2001, while Baylor won it all in 2012 and 2015.

UConn (33-5), in the Final Four for the 12th consecutive year and 20th all time, has bowed out at this stage for the third year in a row.

Senior guard Katie Lou Samuelson led UConn with 20 points. Freshman guard Christyn Williams had 19 points, while senior forward Napheesa Collier had 15 points and 13 rebounds.

The championship game is today at 6 p.m.

For Baylor (36-1), junior forward Lauren Cox finished with a triple-double, finishing with 21 points, 11 rebounds and seven assists. She also had two steals and blocked two shots. Senior center Kalani Brown had 22 points, while sophomore guard DiDi Richards added 15.



Notre Dame Fighting Irish guard Arike Ogunbowale (3) celebrates after defeating the UConn Huskies in the semifinals of the women's Final Four of the 2019 NCAA Tournament at Amalie Arena. (Jason Vintova-USA Today Sports)

NOTICE OF PUBLIC MEETING

The Citizens' Transportation Committee will hold a public meeting on Wednesday, April 17, 2019 at 9:00 a.m., 240 Pine Avenue Suite 300 Albany, GA 31701.

The Technical Coordinating Committee will hold a public meeting on Thursday, April 18, 2019 at 8:00 a.m., 240 Pine Avenue Suite 300 Albany, GA 31701.

The DARTS Policy Committee will hold a public meeting on Thursday, April 18, 2019 at 10:00 a.m., 240 Pine Avenue Suite 300 Albany, GA 31701.

Meetings are open to the public.

As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.

The City of Albany will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Albany, Georgia should be directed to Kerrie Davis, Transportation Planner, 240 Pine Ave., Ste. 300, Albany, Georgia, 31701, (229) 438-3920.

AVISO DE REUNION PUBLICA

El Comité de Transporte de Ciudadanos celebrará una reunión pública el Miércoles 17 de abril de 2019 a las 9:00 a.m. 240 Pine Avenue Suite 300 Albany, GA 31701.

El Comité Técnico de Coordinación celebrará una reunión pública el Jueves 18 de abril de 2019 a las 8:00 a.m. 240 Pine Avenue Suite 300 Albany, GA 31701.

El Comité de Políticas del DARTS celebrará una reunión pública el Jueves 18 de abril de 2019 a las 10:00 a.m. 240 Pine Avenue Suite 300 Albany, GA 31701.

Las reuniones están abiertas al público.

Como se establece en la Ley de Estadounidenses con Discapacidades de 1990, la Ciudad de Albany no discrimina por motivos de discapacidad en la admisión, acceso, tratamiento o empleo en sus programas o actividades. El departamento de Recursos Humanos ha sido designado para coordinar el cumplimiento de los requisitos de no discriminación contenidos en la sección 35.107 del Reglamento del Departamento de Justicia. La información sobre las disposiciones de la Ley de Estadounidenses con Discapacidades y los derechos que allí se proporcionan está disponible en la oficina de Recursos Humanos.

La Ciudad de Albany ayudará a los ciudadanos con necesidades especiales a recibir una notificación adecuada (7 días hábiles). Cualquier solicitud de adaptaciones razonables requeridas por individuos para participar completamente en cualquier reunión abierta, programa o actividad de la Ciudad de Albany, Georgia, debe dirigirse a Kerrie Davis, Planificadora de Transporte, 240 Pine Ave., Ste. 300, Albany, Georgia, 31701, (229) 438-3920.

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2019-2020 Action Plan

The City of Albany, Georgia is proposing its Allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding in its proposed FY 2019-2020 Action Plan. A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD. To date, the City has not received its formula allocations from HUD, and the below activity budgets may be proportionally increased or decreased from the estimated funding levels to match actual allocations.

CDBG Allocation:	HOME Allocation:
Estimated 2019-20 Grant Award:	Estimated 2019-20 Grant Award:
Estimated Program Income:	Estimated Program Income:
Administration	Administration
Section 808 Rent Payments	Tenant Based Rental Assistance (TBRA)
Disposition	Housing Rehabilitation
Microbusiness Enterprise Center	Housing Rehabilitation - CDP
Housing Rehabilitation	CDBG on-site
Capacity Bldg	CDBG Operating
Housing Counseling	
Public Service Grants/Competitive	
Homeless Programs	
Fair Housing	
Rehabilitation Administration	
Commercial Rehabilitation	
Acquisition - CDP	

II. Summary of Substantial Amendment to FY 2018 Action Plan

The City of Albany, Georgia is proposing a substantial amendment of FY 2018 Action Plan. This amendment is required to modify the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) budgets and to add or delete projects. A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD.

Demo/Title	FY 2018 (CDBG)
FY 2018 (CDBG)	
To demolition substantial and unsafe housing units.	\$0
\$15,000	

III. 2016-2021 Consolidated Plan Amendment

The Consolidated Plan results from a collaborative process in which the community establishes priority needs for housing, economic development, and community development activities with use of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds. The Plan will propose updates to the Neighborhood Revitalization Strategy Areas (NRSAs) within South Albany and the Enterprise Community disaster recovery initiatives, and any priorities identified as a result of the community needs assessment.

IV. Public Hearing and Comment Period

A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD. The public hearing will be held on Monday, April 22, 2019 at 6:00 p.m. at the following location: 230 South Jackson Street, 1st Floor Conference Room, Albany, Georgia 31703.

Please mail written comments to the following address no later than Wednesday May 22, 2019. You may also call (229) 443-7650 between the hours of 9:00 am and 4:00 pm or email written comments to grm@albanyga.gov. You may also forward written comments to the following location: City of Albany, Department of Community and Economic Development, 230 South Jackson Street, Suite 315, Albany, Georgia 31703.

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Elliott wins Food City 500 pole

FIELD LEVEL MEDIA

BRISTOL, TENN. — Forget about the superspeedways. Chase Elliott roared to his first pole of the season Friday, capturing the No. 1 starting spot for today's Food City 500 at Bristol Motor Speedway.

Elliott, driver of the No. 9 Hendrick Motorsports Chevrolet, turned the 0.533-mile, high-banked track with a final-round run of 14.568 seconds at 131.713 mph.

Due to Friday's effect, all four of Elliott's previous poles had come on what had been the series' restrictive-plate trucks — three at Daytona International Speedway and one at Talladega Superspeedway.

"Two been wanting a pole outside of Daytona and Talladega for quite some time

now," said Elliott, a three-time Cup race winner. "I felt like I was able to deliver a pole to my team that really deserves it, on way more than one occasion over the years. I felt like I haven't (done) my part."

Elliott was eighth quickest in the opening round in which the 24 fastest advance; he was second fastest in the second round to advance to the final 12.

He had been eighth in the day's lone practice.

"I think Ryan probably threw me a bone; it looked like he messed up," Elliott said of fellow competitor Ryan Blaney. "He had a pretty good lap going."

"The starting spot is great, but it's also just a starting spot. I think the first pit box down there is probably more important than anything. Our car has pace so I think if we

can get it driving good, I think we have a chance (today)."

Blaney, driver of the Team Penske No. 12 Ford, was "One lap Blaney" through the first two rounds, racing his way to the top of the scoreboard with single-lap efforts. But the first round proved to be a different story.

"I got greedy," Blaney said. "Got greedy into (Turn) 3 and missed it. Probably have run about a (14)th. Got loose out of (the turn) and lost it just a little bit."

As a result, Blaney will start behind Elliott, third on the 37-car grid. His second-round run of 14.528 seconds at 132.076 mph did top the mark of 131.407 mph established by Denny Hamlin in 2015 for the Monster Energy NASCAR Cup Series, to set a new Bristol qualifying record.

UGA tennis sweeps Arkansas

By Austin Hannon
sports@albanyherald.com

FAYETTEVILLE, Ark. — The No. 1-ranked Georgia women's tennis team beat No. 40 Arkansas, 4-0, for its fifth straight shutout Friday evening at the Billingsley Tennis Center.

"The last time the Bulldogs rattled off five shutouts wins in a row against Southeastern Conference foes was in 2013 — Georgia's last regular-season championship season. The victory against the Razorbacks (10-11, 3-7 SEC) kept Georgia's season clean at 18-0 overall and 10-0 in the SEC."

The match's first point was a tightly contested one, needing a tiebreaker on the last remaining doubles court to determine the result. Down 5-6, Junior Elena Christofi and sophomore Vivian Wolff, ranked No. 35 in ITA doubles, broke Arkansas' serve to force the tiebreaker and then carried their momentum to a 6-3, 6-3, 6-3, 6-3 victory.

ton to a 7-6(3) win and a 1-0 Georgia lead.

"First of all, No. 3 doubles played great, they really got it done, but then it was just a battle on the No. 2 doubles court," Georgia head coach Jeff Wallace said. "They had their chances, but we hung around, kept fighting and did a good job getting the lead in the tiebreaker, and then took them down. It was a great match and really well played. As I've said all year, doubles is going to be close and anything can happen, but we found a way to get it done and I thought it was really high-level tennis."

Both teams split courts one and three in doubles to bring all eyes to court two where Christofi and Wolff obtained Georgia's 13th doubles point of the season. On court three, junior Maira Gonzalez and freshman Meg Kowalski defeated another freshman-junior duo, Laura Rijkers and Jackie Carr, 6-3, 6-3, 6-3, 6-3.

Georgia State hires Lanier as new coach

FIELD LEVEL MEDIA

Georgia State announced Friday that it has hired Rob Lanier as the school's new men's basketball coach.

The 50-year-old Lanier spent the past four seasons as an assistant at Tennessee. He also has a four-year stint as head coach of Siena in his background.

"We are extremely pleased to welcome Rob and his family to the Panther Family," athletic director Charlie Cobb said in a statement. "We believe that under his leadership, our program will continue to rise as one of the premier programs in the country. He understands the core values we have at Georgia State and will help our student-athletes succeed both on the court and in the classroom."

Lanier replaces Ron Hunter, who departed to take the Tulane job.

Hunter guided Georgia State to three NCAA

Tournaments in the past five seasons. In 2015, the 14th-seeded Panthers stunned third-seeded Baylor in their opening game before losing to Xavier two days later.

Georgia State lost to Cincinnati in the first round of the 2018 tourney and Houston in this season's first round.

"This is a time of great transformation at Georgia State and I look forward to continuing to build on the reputation that our men's basketball program has established nationally," Lanier said in a statement. "I am excited to begin building relationships with the young men in this program."

Lanier went 50-70 in his time at Siena from 2001-05. The Saints made one NCAA Tournament during his tenure but he was fired after a 6-24 mark in 2004-05.

Lanier is the cousin of Naismith Basketball Hall of Famer Rob Lanier.

ACTIVE SHOOTER DRILL AT MONROE HIGH SCHOOL

by James Williams

On Friday, April 12, 2019 there was an active shooter drill conducted at Monroe Comprehensive High School. This was a practice drill to ensure that everyone at the school will be aware of the procedures, how and when to follow the procedures, just in case something like this happens. We want all schools to be prepared because we never know if something of this magnitude could come to fruition in any of our schools.

Several phone calls were received concerning what would happen during the drill. The calls were the result of being unaware of the drill, even though the drill was announced for several days coming up to the actual event.

This was a trial run for Monroe, but it went well. Nothing is ever perfect when you are learning; therefore, a few things will need tweaking to be perfected. Monroe Comprehensive High School's staff and students exhibited outstanding behavior during the drill. In the meantime, we ask that parents become more involved in your children's lives to know what is happening with them in and out of school. Sometimes children say things that need your immediate attention. If this is the case, please listen and inform me and or the proper authority.

As the incoming Alumni approached the Monroe High Alumni weekend, they were pleased to know things went well with the drill. It also gave the students a new sense of security to know they can be safe if an active shooting occurs. That kind of shooting scenario can happen anywhere. From time is near, and students need to be aware of their surroundings and the people around them, especially if you do not know them.

I pray that everyone will have a safe and blessed Easter.

Comments are welcome at changingmindsinbany@yahoo.com.



James Williams

BEYOND THE RHETORIC: HOMESTEAD ACT OF 1862 - CLOSEST THING TO REPARATIONS, PART II

By Harry C. Alford & Kay DeBow

We now continue from where we left off last week. We had just discovered Harry's grandfather and great grandfather were recipients of a land grant (360 acres for two grants) located in Bellevue, Louisiana. It was shocking and we could find no one in the family who knew about this. All they knew was that Grandpa left us 40 acres - not the 160 acres that he received from the Homestead Act grant. Great grandpa, Cicero, had land, 160 acres from a Homestead Act grant, at the time of his death but that got steered away from our family. In fact, if we had not found this out through our research, no one would have known the difference.

These Homestead Act land grants were issued in 160 acre "chunks". Smart people would make applications in succession tying 160 acres to a previous awarded grant and do that repeatedly. That's how many of the newly arrived immigrants from Europe would arrive in America and journey out West or down South and soon become great farmers owning square miles of land to farm on and become wealthy. Black recipients (freed slaves and their descendants) were not going to be allowed that opportunity. There were a few exceptions, but they were far and in between.

Our curiosity took us to the Bossier Parrish (Louisiana) courthouse which kept all land records. These southern courthouses could tell the true story about land transactions. You could dig up some dirt or trickery about land ownership. That's why so many of the small courthouses would become totally damaged through mysterious fires. One of the most notorious cases was the fire of 1890 in the Bureau of Archives where so many census records were destroyed. These fires just did not "happen" on their own.

It was easy to track grandfather Tom Alford's land grant. Almost immediately, (like a few months) after he was awarded his 160 acres, he began to sell portions of it. 20 acres, 25 acres or so at a time. Before long he was left with just 40 acres. It was more than coincidental that the person who helped our grandfather with the Homestead Act application was a realtor named Mr. Roos. We went to the curator and sought her advice on this guy. She claimed, "Old man Roos is everywhere in these transactions. He was a rare Jew in this part of the country and did not make too many friends."

As we continued our search, it became clear that Mr. Roos was making a career of helping freed slaves get Homestead Act land grants and start immediately selling parcels of that awarded land to white people. It was kind of a pass through. The outreach that was intended through this Homestead Act was for freed slaves and newly arrived immigrants or settlers. That became a "borrowed event" for the Black applicants. Like our forefathers in this case, they were completely illiterate and at the "mercy" of third-party participants like Old Man Roos.

Tracking the land awarded to great grandfather Cicero Alford was more mysterious. This is how it was verbally told to us. Cicero Alford was born in Noonan, Georgia on the Alford plantation. Plantation owner, James Alford, moved his plantation to Alabama just across the Georgia state line. Soon after he moved to Bossier Parrish, Louisiana. As he aged and as it is rumored, he decided to protect a portion of his biological grandchildren which were results of his affair with his slave female, Paulina. He "married" Paulina to Cicero. Soon after Cicero was awarded that 160 acres homestead grant. We guess it became quite clear that any inheritance was going to Paulina's children only. It appears that his land was destined for Paulina's children (mulattos) she gave to him. Harry's father once told him that this was common in the Jim Crow South. Exposing such a scheme would surely cost someone their life.

What is so curious is

that Paulina's grave lies in our family plot. It is kind of isolated from the rest of our deceased relatives. None of her children are buried there. Did they pass over for whites? Where are they? We found the format will of James Alford at the courthouse. There is no mention of his children from Paulina. There is a very successful lumber company in Bossier Parrish. Harry sometimes plays with the idea of matching his DNA with the owners of Alford Lumber Co. who are white. Are they cousins? Who knows?

The fact is that many descendants of slaves participated in this Homestead Act of 1862. It appears that the enormous amount of land transferred to Black ownership did not prosper or flourish amongst the generations thereafter like those of white recipients. Next week, let's wrap this up with examples at how they piece by piece brought that newly won land into white ownership. The benefits were mostly short lived.

Harry Alford is the Co-Founder, President/CEO of the National Black Chamber of Commerce®. Kay is the Co-Founder, Executive Vice President of the Chamber. Emails: halford@nationalbcc.org kdebow@nationalbcc.org.

COMMUNITY NEWS

By: Ronald D. Spence

Zion Grove Missionary Baptist Church, 7470 River Road, Camilla, will be observing Holy Communion Services on April 17- April 19 nightly at 7:00 p.m. The speaker will be Reverend Henry Flowers, III, of First African Baptist Church in West Bainbridge. Easter Services will be held after service on Sunday, April 21 and on Sunday, April 28, the church will be observing Family and Friends Day during regular church services at 10 am. Reverend E. L. Wilson is the pastor.

Easter Sunrise service will be held at the St. Peter AME Church, 165 East Stephens Street, Camilla, on Sunday, April 21, at 6:00 a.m. The message will be by Reverend Rhunette Haire. Dr. Joe R. Thomas is the chairman.

Birthday greetings are extended to: Lillie Williams, Robert Lofton, April 4; Barbara Sanders, Tangelyn Murray, April 5; Nathaniel Hardwick, Linda Hayward, Kenterius Alexander, April 7; Ronnie Saxon, Lolica Williams, Jeffery Spence, April 8; Eddie Mitchell, April 10; Wilma Facison, Corey Jones, April 13; Jason Silas, April 15; Idalia Anderson, April 18; Christine Copeland Smith, April 21; Jacqueline Lewis, Isaiah Spence, April 22; Cornelius Sanders, Sheneka Riggins, April 23; Uganda Bullard, Barry Anderson, Jr., April 24; Rose L. Coleman, Katherine Byrd, April 25; Vontressa Eady, Kedrick Quimbley, April 30.

WOODS FROM PAGE 1

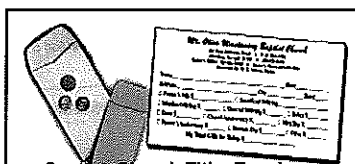
"You never know how a person will recover - most of it will depend on the patient's strength of mind - but if he was to get back to playing golf at all, we saw that as a bonus. To get back the point where he could win the master's is incredible."

"It took a tremendous amount of courage to go through what he did. He had achieved everything in the sport. A lot of people would have accepted that and retired to a quiet life, but that wasn't enough for Tiger."

Woods turned to Fahy having undergone three forms of back surgery and being unsure whether his career would continue. Fahy spent a week examining his medical history going back four years and then ran through the options available to Woods. Fahy recommended that he underwent surgery with Richard Guyer at the Texas Back Institute in the United States.

"I have seen a lot of professional athletes and what separates the world-beaters from the rest is their strength of mind and this was absolutely the case with Tiger," Fahy said. "He was careful to understand every detail of his condition and what was available to him. He reminded me of Andy Murray in his level of professionalism and his total control of the situation."

The procedure involved Woods having two bones fused in his lower spine. Fahy believes that it could enable Woods to continue competing at an elite level for potentially another decade. "There is no reason now why he could not carry on for another 10 years," he said. "He might get slower or lose a bit of strength, as happens naturally with age, but I don't think his back will be the reason for him quitting golf when that happens."



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Mondays At 5:00 PM

Email:

aswgeorgian@gmail.com

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2019-2020 Action Plan:

The City of Albany, Georgia is proposing its allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding in its proposed FY 2019-2020 Action Plan. A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD. To date, the City has not received its formula allocations from HUD, and the below activity budgets may be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

CDBG Allocation:	HOME Allocation:
Estimated 2019-20 Grant Award: \$869,129	Estimated 2019-20 Grant Award: \$507,214
Estimated Program Income: \$894,124	Estimated Program Income: \$121,838
	\$1,583,253
Administration \$308,957	Administration \$ 62,007
Section 108 Loan Payments \$329,799	Tenant Based Rental Assistance (TBRA) \$155,000
Disposition \$ 5,000	Housing Rehabilitation \$159,722
Loan Servicing \$140,904	Housing Rehabilitation - CHIP \$150,000
Microbusiness Enterprise Center \$300,254	CHDO Set-aside \$ 76,002
Housing Rehabilitation \$135,349	CHDO Operating \$ 25,381
Capacity Building \$ 38,103	
Housing Counseling \$ 35,825	
Public Service Grants/Competitive \$ 75,000	
Homeless Programs \$ 65,822	
Fair Housing \$ 10,000	
Rehabilitation Administration \$ 48,240	
Commercial Rehabilitation \$ 25,000	
Acquisition - CHIP \$ 65,000	
	\$1,583,253

II. Summary of Substantial Amendment to FYs 2018 Action Plans

The City of Albany, Georgia is proposing a substantial amendment to FYs 2018 Action Plans. The amendment is required to modify the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) budgets and to add or delete projects. A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD.

Demolition	FY 2018 (CDBG)	FY 2018 (CDBG)
To demolish substandard and unsafe housing units.	\$0	\$15,000

III. 2016-2021 Consolidated Plan Amendment

The Consolidated Plan results from a collaborative process in which the community establishes priority needs for housing, economic development, and community development activities with use of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Funds. The Plan will propose updates to the Neighborhood Revitalization Strategy Areas (NRSAs) within South Albany and the Enterprise Community, disaster recovery initiatives, and any priorities identified as a result of the community needs assessment.

IV. Public Hearing and Comment Period

A public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to seek citizen input prior to submission to HUD. The public hearing will be held on Monday, April 22, 2019 at 6:00 p.m. at the following location: 230 South Jackson Street, 1st Floor Conference Room, Albany, Georgia 31702.

Please mail written comments to the following address no later than Wednesday, May 22, 2019. You may also call (229) 483-7650 between the hours of 9:00 am and 4:00 pm or email written comments to gimills@albanyga.us. You may also forward written comments to the following location: City of Albany, Department of Community and Economic Development, 230 South Jackson Street, Suite 315, Albany, Georgia 31702.

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If you have special needs that must be met to facilitate your attendance, please call (800) 251-2910. Telephone assistance is available for persons with hearing impairments through the State of Georgia's public service called Georgia Relay which is available 24 hours a day, 365 days a year. To make a Georgia Relay call, dial 711. Upon request, Spanish interpretation is available. Requests for interpretation may be made by contacting GINETTE MILLS (gimills@albanyga.gov) or 229-483-7650 and must be received by Friday, May 17, 2019.





PUBLIC HEARING

PROPOSED USE OF FUNDS 2019-2020 ANNUAL ACTION PLAN & SUBSTANTIAL AMENDMENT - FY 2018 ACTION PLAN

APRIL 22, 2019

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS



- HUD AWARDS GRANTS TO ENTITLEMENT COMMUNITY GRANTEES TO CARRY OUT A WIDE RANGE OF COMMUNITY DEVELOPMENT ACTIVITIES DIRECTED TOWARD REVITALIZING NEIGHBORHOODS, ECONOMIC DEVELOPMENT, AND PROVIDING IMPROVED COMMUNITY FACILITIES AND SERVICES.
- 70% OF FUNDS MUST BE USED TO SERVE LOW TO MODERATE INCOME PERSONS
- 20% CAP ON ADMINISTRATIVE COSTS.
- MAXIMUM 15% FOR PUBLIC SERVICE ACTIVITIES.

HOW IS CDBG FUNDING DETERMINED?

- HUD DETERMINES THE AMOUNT OF EACH ENTITLEMENT GRANT BY A STATUTORY DUAL FORMULA BASED ON OBJECTIVE MEASURES OF COMMUNITY NEEDS:
 - EXTENT OF POVERTY;
 - POPULATION;
 - HOUSING OVERCROWDING;
 - AGE OF HOUSING; AND
 - POPULATION GROWTH LAG IN RELATIONSHIP TO OTHER METROPOLITAN AREAS.

ELIGIBLE USES FOR CDBG FUNDS

➤ CDBG FUNDS MAY BE USED FOR ACTIVITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO:

- ACQUISITION OF REAL PROPERTY
- RELOCATION AND DEMOLITION
- REHABILITATION OF RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES
- CONSTRUCTION OF PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS
- PUBLIC SERVICES
- ECONOMIC DEVELOPMENT ACTIVITIES

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS

- THE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM PROVIDES FORMULA GRANTS TO STATES AND LOCALITIES THAT BECOME KNOWN AS PARTICIPATING JURISDICTIONS (PJS).

HOW IS HOME FUNDING DETERMINED?

- AFTER SET-ASIDES FOR TECHNICAL ASSISTANCE AND INSULAR AREAS ARE SUBTRACTED FROM THE TOTAL APPROPRIATION FROM CONGRESS, 40% OF EACH ANNUAL APPROPRIATION IS ALLOCATED BY FORMULA TO STATES AND 60% TO LOCAL GOVERNMENTS.
- 10% CAP ON ADMINISTRATIVE COSTS.
- REQUIRED 15% MINIMUM CHDO SET-ASIDE FOR AFFORDABLE HOUSING DEVELOPMENT ACTIVITIES

ELIGIBLE USES FOR HOME FUNDS

- NEW CONSTRUCTION OF HOUSING
- REHABILITATION OF HOUSING
- RECONSTRUCTION OF HOUSING
- CONVERSION FOR HOUSING
- SITE IMPROVEMENTS (ON-SITE)
- RELOCATION COSTS
- REFINANCING
- TENANT BASED RENTAL ASSISTANCE (TBRA)

HOW ARE ACTIVITIES SELECTED?

- CITY'S FIVE YEAR CONSOLIDATED PLAN'S COMMUNITY PRIORITIES, GOALS, AND OBJECTIVES.
- CITIZEN INPUT
- CITY'S REVIEW AND ASSESSMENT OF PROGRAMS/SERVICES AND OVERALL PERFORMANCE

HUD UPDATES

- THE FISCAL YEAR 2019 BUDGET FOR HUD HAS BEEN ENACTED.
- ALLOCATIONS REFLECT THE LEVEL OF FUNDING APPROVED AND ALSO REFLECT APPROVED GRANT REDUCTIONS AND INCLUDE ANY REALLOCATED FUNDS FOR THE CDBG AND HOME PROGRAMS.
- ACCORDING TO HUD, THE CDBG FORMULA DATA IS UPDATED EACH YEAR. THE 2019 CDBG ALLOCATIONS ARE BASED ON THE JULY 1, 2017 POPULATION ESTIMATES AND THE 2012-2016 ACS DATA
- NEW ENTITLEMENT COMMUNITIES – ALLOCATIONS TOTAL MORE THAN \$5.8 MILLION WHICH LESSEned THE OVERALL FY19 CDBG ALLOCATIONS FOR EXISTING ENTITLEMENT COMMUNITIES.
- TO VIEW ENTITLEMENT COMMUNITIES' PERFORMANCE:

[HTTPS://WWW.HUDEXCHANGE.INFO/NEWS/PY16-CDBG-REPORTS-AVAILABLE-ON-HUD-EXCHANGE/](https://www.hudexchange.info/news/py16-cdbg-reports-available-on-hud-exchange/)

**HUD'S SYSTEM REFLECTS 2016 PERFORMANCE.

NEW ENTITLEMENTS FOR 2019

FY 2019 Entitlement CDBG Participations Finalized

CDBG Entitlement program participation decisions have now been finalized for FY 2019. For FY2019, there were 1209 entitlement grantees: 186 urban counties (uc) and 1023 metropolitan cities (mc), including 35 cities in a joint agreement with an urban county (ja). The changes for FY 2019 are as follows:

Accepts Metropolitan City status; ends prior status as a participating jurisdiction in an Urban County: <ul style="list-style-type: none"> St. Cloud, FL, FL (exits Osceola County) 	+1 mc
Accepts Urban County status: <ul style="list-style-type: none"> Pinal County, AZ Westchester County, NY 	+2 uc
Accepts Entitlement status; previously nonentitled; no longer eligible for State CDBG: <ul style="list-style-type: none"> Greenwood, IN Staunton, VA 	+2 mc
Defers prior Metropolitan City status; becomes non-entitled, eligible for State CDBG: <ul style="list-style-type: none"> Casper, WY 	-1 mc
Defers prior Metropolitan City status to become a participating jurisdiction in an Urban County: <ul style="list-style-type: none"> Easton, PA (joins Northampton County) Sugar Land, TX (joins Fort Bend County) 	-2 mc
Defers prior Metropolitan City status; ends prior status as a participating jurisdiction in an Urban County; becomes non-entitled, eligible for State CDBG: <ul style="list-style-type: none"> Hammonton, NJ (exits Atlantic County) 	(no net change)

PROPOSED USE OF FUNDS

- ADJUSTMENTS TO THE PROPOSED USE OF FUNDS WILL BE NECESSARY AS THE CITY RECEIVED A DECREASE IN ITS 2019-2020 ALLOCATIONS:

• CDBG	FY 2018-2019	FY 2019-2020	REDUCTION
	\$889,129	\$852,306	-\$36,823
• HOME	FY 2018-2019	FY 2019-2020	
	\$507,214	\$456,215	-\$50,999

PROPOSED CDBG ACTIVITIES

CDBG Allocation:

Estimated 2019-20 Grant Award:	\$	889,129.00
Estimated Program Income:	\$	694,124.00
	\$	1,583,253.00

Administration	\$	308,957.00
Section 108 Loan Payments	\$	329,799.00
Disposition	\$	5,000.00
Loan Servicing	\$	140,904.00
Microbusiness Enterprise Center	\$	300,254.00
Housing Rehabilitation	\$	135,349.00
Capacity Building	\$	38,103.00
Housing Counseling	\$	35,825.00
Public Service Grants/Competitive	\$	75,000.00
Homeless Programs	\$	65,822.00
Fair Housing	\$	10,000.00
Rehabilitation Administration	\$	48,240.00
Commercial Rehabilitation	\$	25,000.00
Acquisition - CHIP	\$	65,000.00
	\$	1,583,253.00

HOME PROPOSED ACTIVITIES

HOME Allocation:

Estimated 2019-20 Grant Award:	\$	507,214.00
Estimated Program Income:	\$	121,858.00
	\$	629,072.00

Administration	\$	62,907.00
Tenant Based Rental Assistance (TBRA)	\$	155,000.00
Housing Rehabilitation	\$	159,722.00
Housing Rehabilitation - CHIP	\$	150,000.00
CHDO Set-aside	\$	76,082.00
CHDO Operating	\$	25,361.00
	\$	629,072.00

SUMMARY OF SUBSTANTIAL AMENDMENT FY 2018 ACTION PLAN:

- PUBLIC INPUT IS REQUIRED BY THE CITY'S CITIZEN PARTICIPATION PLAN AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- THE AMENDMENT IS REQUIRED TO MODIFY THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM BUDGETS AND TO ADD OR DELETE PROJECTS.

SUBSTANTIAL AMENDMENTS

DEMOLITION - TO DEMOLISH SUBSTANDARD AND UNSAFE HOUSING UNITS AT 1108 E. FIRST AVENUE AND 438 GAINES.

FY 2018 (CDBG)

\$0

FY 2018 (CDBG)

\$15,000

CONSOLIDATED PLAN AMENDMENT

2016-2021 CONSOLIDATED PLAN AMENDMENT

- THE CONSOLIDATED PLAN RESULTS FROM A COLLABORATIVE PROCESS IN WHICH THE COMMUNITY ESTABLISHES PRIORITY NEEDS FOR HOUSING, ECONOMIC DEVELOPMENT, AND COMMUNITY DEVELOPMENT ACTIVITIES WITH USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS.
- THE PLAN WILL PROPOSE UPDATES TO THE NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAS) WITHIN SOUTH ALBANY AND THE ENTERPRISE COMMUNITY, DISASTER RECOVERY INITIATIVES, AND ANY PRIORITIES IDENTIFIED AS A RESULT OF THE COMMUNITY NEEDS ASSESSMENT.

CITIZEN COMMENTS

- PLEASE MAIL WRITTEN COMMENTS TO THE FOLLOWING ADDRESS NO LATER THAN **WEDNESDAY, MAY 22, 2019.**
- YOU MAY ALSO CALL (229) 483-7650 BETWEEN THE HOURS OF 9:00 AM AND 4:00 PM OR EMAIL WRITTEN COMMENTS TO **GIMILLS@ALBANYGA.GOV**
- YOU MAY ALSO FORWARD WRITTEN COMMENTS TO THE FOLLOWING LOCATION:

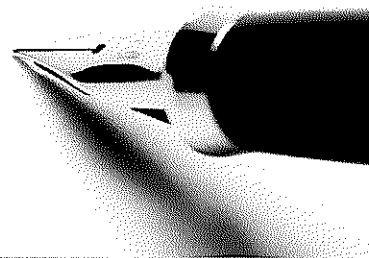
CITY OF ALBANY, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
230 SOUTH JACKSON STREET/SUITE 315
ALBANY, GEORGIA 31702

QUESTIONS/COMMENTS ???



THANK YOU FOR YOUR FEEDBACK!

*Thank
you*



Community Meeting 2019-2020 Annual Action Plan Public Hearing & South Albany Revitalization Plan Update Meeting

April 22, 2019 @ 6:00 p.m.

**Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Terrie Rague	811 6 th Ave	786-348-3804	ragueta@belkouth.net
SEWARD ROGERS	811 6 th Ave	305-926-5963	ROGERS@T334 SOUTH. WIS+
Roderick Gilbert	615 Marshall Ln	229-395-7574	RoderickGilbert@hotmail.com
Rosalee Coz	218 Astoria Drive 31701	(229) 209-0333	coneyro4@gmail.com
Booker H. Hays	4005 Edith Dr 31721	229 291 3016	b2728@aol.com
Rev. Brian Ramey	221 Tremont Ave. 31701	(229) 364-0572	brameyccrs@outlook.com
FWest B Spradley	200 McCray Dr Albany	229. 349. 2288	
Antwan Ellwell	700 McCray Dr Albany Ga	229-291-6929	
Barbara Francis			
Margaret Cook	2622 S Madison St	229 733-6532	

Community Meeting 2019-2020 Annual Action Plan Public Hearing & South Albany Revitalization Plan Update Meeting

April 22, 2019 @ 6:00 p.m.

**Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Shirley Newsom	2504 S. Washing	229(291-0411)	
Rev. Edward Heath	2224 S. Madison ST	229(347-4979)	edward heath 64@gmail.com
Kenneth Florence	2210 Oxford Rd	229 395-1040	kflee52@aol.com
Norma Gaines Heath	3710 Blue Springs Rd	229 881-2016	peachaka@aol.com
Bruce CHAPPS	1218 W 3rd	(404) 944-6314	clarksbay@gmail.com
Matt Fuller	629 W 4th Ave	869-6973	mfuller@albanyga.gov
Terry Spradley	200 McCray Drive	229) 349-2306	spradleyterry@gmail
Henry Mathis	409 Hobson ST	229 395 6107	henrymathis409@yahoo.com
Shemell Burke	2407 Cherry Laurel Lane	229-669-6506	ShemellB@gmail.com
Arthur K. Williams	1408 W. Lincoln Ave	229-462-2747	AKA TX

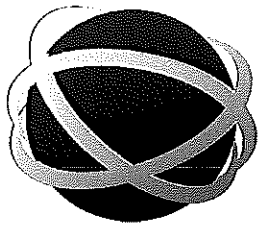
**Community Meeting
2019-2020 Annual Action Plan Public Hearing &
South Albany Revitalization Plan Update Meeting**

April 22, 2019 @ 6:00 p.m.

**Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room**

SIGN-IN SHEET

[illegible]



MICROBUSINESS ENTERPRISE CENTER

MBEC 2019 WORKSHOP LISTINGS

First Time CEO (ACT!)	JAN 10TH
Getting Credit Ready (B.E.S.T)	JAN 24TH
Analyzing Business Financial Statements (O'Neal)	FEB 7th
Effective B2B Communication	FEB 21th
Business Plan Writing/Understanding	MAR 14th
Business Smart	MAR 28th
Online Marketing Strategies	APR 11th
Business Software Made Easy (O'Neal)	APR 25th
Building Your Network & Customer Base	MAY 9th
QuickBooks Pro	MAY 23rd
Start-Up Business 101	JUN 13th
Start-Up Business 201	JUN 27th
Excel for Business	JUL 11th
Website Principles	JUL 25th
HR & Employee Management for Owners/CEOS	AUG 8th
NonProfit- What You Need to Know (O'Neal)	OCT 3rd

BUSINESS FINANCIALS

4/25/2019

NO.	YOUR NAME	HOW YOU HEARD ABOUT EVENT	PHONE	EMAIL
1	Justin Wesley		(229) 328-2777	scottwesley86@gmail.com
2	Ava O'Neal			
3	Ametra Berry		229-449-2575	info@provisionduischool.com
4	Geraldine Hicks		229-405-4082	destiny4u777@gmail.com
5	Chris Singletary		229-436-2982	wsing5@bellsouth.net
6	Willie Singletary		" " "	" " "
7	Patricia Bogam		(229) 789-1478	patring-erence@gmail.com
8	Nadine Byrd		678-603-5004	nadinebyrd@yahoo.com
9	LaChandra Fields		229 485-7712	lachandraf@yahoo.com
10	Cheyan Fields		229 669-1348	
11	Lenny Heights		229 343.9254	lheights@hotmail.com
12				
13				
14				
15				
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17				

BUSINESS FINANCIALS

4/25/2019

NO.	YOUR NAME	HOW YOU HEARD ABOUT EVENT	PHONE	EMAIL
1	COREY WIMS	New paper	229-4105-0642	COREY WIMS 37. Gmail-co
2	RACHEL LOVD	FACEBOOK	229-325-8275	rachel.lovd@albanypaper.com
3				
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GRANTEE UNIQUE APPENDICES



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	Parcel
2	Number	Direction	Name		Acreage	Zoning	Classification	Number
3	654		Albert	Dr	0.18	R-3	Vacant Land	000BB/00003/006
4	300		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/025
5	301		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/008
6	302		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/026
7	303		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/007
8	304		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/027
9	305		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/006
10	307		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/005
11	308		Alice	Ave	0.12	R-6	Vacant Land	0000I/00035/021
12	309		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/004
13	310		Alice	Ave	0.13	R-6	Vacant Land	0000I/00035/029
14	313		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/002
15	411		Alice	Ave	0.17	R-6	Vacant Land	0000I/00029/016
16	413		Alice	Ave	0.25	R-6	Vacant Land	0000I/00029/015
17	501		American	Ln	0.35	R-3	Vacant Land	00012/00006/046
18	502		American	Ln	0.23	R-3	Vacant Land	00012/00006/052
19	521		American	Ln	0.15	R-3	Vacant Land	00012/00006/035
20	522		American	Ln	0.23	R-3	Vacant Land	00012/00006/053
21	525		American	Ln	0.24	R-3	Vacant Land	00012/00006/033
22	527		American	Ln	0.24	R-3	Vacant Land	00012/00006/032
23	534		American	Ln	0.22	R-3	Vacant Land	00012/00006/050
24	601		American	Ln	0.24	R-3	Vacant Land	00012/00006/001
25	603		American	Ln	0.24	R-3	Vacant Land	00012/00006/002
26	605		American	Ln	0.16	R-3	Vacant Land	00012/00006/003
27	607		American	Ln	0.16	R-3	Vacant Land	00012/00006/004
28	609		American	Ln	0.17	R-3	Vacant Land	00012/00006/005
29	611		American	Ln	0.24	R-3	Vacant Land	00012/00006/006



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
30	613		American	Ln	0.24	R-3	Vacant Land	00012/00006/007
31	615		American	Ln	0.16	R-3	Vacant Land	00012/00006/008
32	617		American	Ln	0.16	R-3	Vacant Land	00012/00006/009
33	619		American	Ln	0.16	R-3	Vacant Land	00012/00006/010
34	621		American	Ln	0.16	R-3	Vacant Land	00012/00006/011
35	622		American	Ln	0.25	R-3	Vacant Land	00012/00006/023
36	623		American	Ln	0.16	R-3	Vacant Land	00012/00006/012
37	625		American	Ln	0.16	R-3	Vacant Land	00012/00006/013
38	400		Barbary	Ave	0.31	R-3	Vacant Land	0000I/00034/51C
39	600		Blossom	Ln	0.24	R-3	Vacant Land	00012/00006/018
40	602		Blossom	Ln	0.16	R-3	Vacant Land	00012/00006/017
41	604		Blossom	Ln	0.16	R-3	Vacant Land	00012/00006/016
42	606		Blossom	Ln	0.25	R-3	Vacant Land	00012/00006/015
43	608		Blossom	Ln	0.25	R-3	Vacant Land	00012/00006/014
44	301	North	Broadway	St	0.23	R-3	Vacant Land	0000C/00005/034
45	305	North	Broadway	St	0.25	R-3	Vacant Land	0000C/00005/036
46	309	North	Broadway	St	0.25	R-3	Vacant Land	0000C/00005/037
47	312	North	Broadway	St	0.21	R-3	Vacant Land	0000C/00006/033
48	313	North	Broadway	St	0.27	R-3	Vacant Land	0000C/00005/038
49	314	North	Broadway	St	0.34	R-3	Vacant Land	0000C/00006/031
50	317	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/040
51	318	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/030
52	319	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/041
53	320	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/029
54	321	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/042
55	322	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/028
56	2603		Carlton	Ct	0.39	R-2	Vacant Land	00012/00004/006



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
57	108	South	Carroll	St	1.54		Vacant Land	000EE/00039/001
58	417		Cedar	Ave	0.17	R-3	Vacant Land	0000I/00023/009
59	616		Cedar	Ave	0.07	R-3	Vacant Land	000HH/00047/028
60	618		Cedar	Ave	0.1	R-3	Vacant Land	000HH/00047/029
61	620		Cedar	Ave	0.17	R-3	Vacant Land	000HH/00047/030
62	601		Charity	Ln	0.24	R-3	Vacant Land	00012/0006/019
63	603		Charity	Ln	0.16	R-3	Vacant Land	00012/0006/020
64	605		Charity	Ln	0.16	R-3	Vacant Land	00012/0006/021
65	607		Charity	Ln	0.25	R-3	Vacant Land	00012/0006/022
66	314		Cherry	Ave	0.05	R-6	Vacant Land	0000I/00014/012
67	315		Cherry	Ave	0.15	R-6	Vacant Land	0000I/00010/002
68	318		Cherry	Ave	0.11	R-6	Vacant Land	0000I/00014/014
69	619		Cherry	Ave	0.14	R-3	Vacant Land	000HH/00013/009
70	629		Cherry	Ave	0.14	R-3	Vacant Land	000HH/00013/003
71	314		Church	St	0.18	R-3	Vacant Land	0000C/00008/001
72	315		Church	St	0.12	R-3	Vacant Land	0000C/00007/008
73	317		Church	St	0.11	R-3	Vacant Land	0000C/00007/009
74	320		Church	St	0.13	R-3	Vacant Land	0000C/00008/004
75	523		Cochran	Ave	0.17	R-3	Vacant Land	000BB/00035/018
76	401		Corn	Ave	0.28	R-3	Vacant Land	0000I/00008/030
77	403		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/029
78	405		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/028
79	407		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/027
80	409		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/026
81	417		Corn	Ave	0.25	C-1	Vacant Land	0000I/00008/022
82	419		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/021
83	421		Corn	Ave	0.28	R-3	Vacant Land	0000I/00008/020



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
84	502		Corn	Ave	0.17	R-3	Vacant Land	000HH/00025/015
85	623		Corn	Ave	0.11	R-3	Vacant Land	000HH/00009/006
86	401		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/008
87	403		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/007
88	404		Cotton	Ave	0.28	R-3	Vacant Land	0000I/00008/017
89	405		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/006
90	407		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/005
91	411		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/003
92	415		Cotton	Ave	0.34	C-1	Vacant Land	0000I/00006/001
93	417		Cotton	Ave	0.69	R-3	Vacant Land	0000I/00006/010
94	418		Cotton	Ave	0.27	R-3	Vacant Land	0000I/00008/010
95	420		Cotton	Ave	0.31	R-3	Vacant Land	0000I/00008/009
96	508		Cotton	Ave	0.07	R-3	Vacant Land	000HH/00010/022 & 023
97	510		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/024
98	514		Cotton	Ave	0.07	R-3	Vacant Land	000HH/00010/027 & 028
99	516		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/029
100	518		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/030
101	522		Cotton	Ave	0.09	R-3	Vacant Land	000HH/00010/032 & 033
102	525		Cotton	Ave	0.17	R-3	Vacant Land	000HH/00001/007
103	526		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/035
104	302	South	Davis	St	0.39	C-3	Vacant Land	000DD/00009/032
105	310	North	Davis	St	0.44	C-3	Vacant Land	0000D/00032/012
106	410	North	Davis	St	0.06	C-3	Vacant Land	0000D/00031/001
107	2102		Dervan	St	0.11	R-3	Vacant Land	000BB/00021/024
108	2200		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/029
109	2202		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/030
110	2204		Dervan	St	0.17	R-3	Vacant Land	000BB/00021/031



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
111	2206		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/032
112	2208		Dervan	St	0.16	R-3	Vacant Land	000BB/00021/033
113	2211		Dervan	St	0.37	R-3	Vacant Land	000BB/00021/054
114	2301		Dervan	St	0.13	R-3	Vacant Land	000BB/00021/064
115	2302		Dervan	St	0.12	R-3	Vacant Land	000BB/00021/069
116	2304		Dervan	St	0.13	R-3	Vacant Land	000BB/00021/068
117	301		Dorsett	Ave	0.86	R-6	Vacant Land	0000I/00015/003
118	311		Dorsett	Ave	0.17	R-6	Vacant Land	0000I/00015/002
119	321		Dorsett	Ave	0.14	R-6	Vacant Land	0000I/00016/003
120	619		Dorsett	Ave	0.14	R-3	Vacant Land	000HH/00029/013
121	219		Ebony	Ln	0.18	R-3	Vacant Land	000BB/00028/005
122	221		Ebony	Ln	0.18	R-3	Vacant Land	000BB/00028/004
123	1502		Eleventh	Ave	0.39	R-1A	Vacant Land	0000N/00033/006
124	1503		Eleventh	Ave	0.46	R-6	Vacant Land	0000N/00027/004
125	402		Emily	Ave	0.16	R-3	Vacant Land	000BB/00033/008
126	403		Emily	Ave	1.39	R-6	Vacant Land	000BB/00032/001
127	406		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/006
128	410		Emily	Ave	0.18	R-3	Vacant Land	000BB/00033/004
129	414		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/002
130	416		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/001
131	421		Emily	Ave	0.36	R-6	Vacant Land	000BB/00031/011
132	501		Emily	Ave	0.36	R-6	Vacant Land	000BB/00031/009
133	505		Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/008
134	507		Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/007
135	638		First	Ave	0.24	R-6	Vacant Land	0000D/00011/036
136	531		Flint	Ave	0.14	C-2	Vacant Land	000AA/00002/003
137	600		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/079



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
138	602		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/078
139	604		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/077
140	605		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/090
141	606		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/076
142	607		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/089
143	608		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/075
144	609		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/088
145	610		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/074
146	611		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/087
147	612		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/073
148	613		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/086
149	615		Gilbert	Ln	0.41	R-3	Vacant Land	00012/00005/085
150	619		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/083
151	621		Gilbert	Ln	0.19	R-3	Vacant Land	00012/00005/082
152	623		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/081
153	628		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/072
154	629		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/065
155	630		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/071
156	631		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/064
157	632		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/070
158	633		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/063
159	634		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/069
160	636		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/068
161	637		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/061
162	639		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/059
163	700		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/105
164	702		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/104



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
3	654		Albert	Dr	0.18	R-3	Vacant Land	000BB/00003/006
4	300		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/025
5	301		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/008
6	302		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/026
7	303		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/007
8	304		Alice	Ave	0.15	R-6	Vacant Land	0000I/00035/027
9	305		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/006
10	307		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/005
11	308		Alice	Ave	0.12	R-6	Vacant Land	0000I/00035/021
12	309		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/004
13	310		Alice	Ave	0.13	R-6	Vacant Land	0000I/00035/029
14	313		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/002
15	411		Alice	Ave	0.17	R-6	Vacant Land	0000I/00029/016
16	413		Alice	Ave	0.25	R-6	Vacant Land	0000I/00029/015
17	501		American	Ln	0.35	R-3	Vacant Land	00012/00006/046
18	502		American	Ln	0.23	R-3	Vacant Land	00012/00006/052
19	521		American	Ln	0.15	R-3	Vacant Land	00012/00006/035
20	522		American	Ln	0.23	R-3	Vacant Land	00012/00006/053
21	525		American	Ln	0.24	R-3	Vacant Land	00012/00006/033
22	527		American	Ln	0.24	R-3	Vacant Land	00012/00006/032
23	534		American	Ln	0.22	R-3	Vacant Land	00012/00006/050
24	601		American	Ln	0.24	R-3	Vacant Land	00012/00006/001
25	603		American	Ln	0.24	R-3	Vacant Land	00012/00006/002
26	605		American	Ln	0.16	R-3	Vacant Land	00012/00006/003
27	607		American	Ln	0.16	R-3	Vacant Land	00012/00006/004
28	609		American	Ln	0.17	R-3	Vacant Land	00012/00006/005
29	611		American	Ln	0.24	R-3	Vacant Land	00012/00006/006



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
30	613		American	Ln	0.24	R-3	Vacant Land	00012/00006/007
31	615		American	Ln	0.16	R-3	Vacant Land	00012/00006/008
32	617		American	Ln	0.16	R-3	Vacant Land	00012/00006/009
33	619		American	Ln	0.16	R-3	Vacant Land	00012/00006/010
34	621		American	Ln	0.16	R-3	Vacant Land	00012/00006/011
35	622		American	Ln	0.25	R-3	Vacant Land	00012/00006/023
36	623		American	Ln	0.16	R-3	Vacant Land	00012/00006/012
37	625		American	Ln	0.16	R-3	Vacant Land	00012/00006/013
38	400		Barbary	Ave	0.31	R-3	Vacant Land	0000I/00034/51C
39	600		Blossom	Ln	0.24	R-3	Vacant Land	00012/00006/018
40	602		Blossom	Ln	0.16	R-3	Vacant Land	00012/00006/017
41	604		Blossom	Ln	0.16	R-3	Vacant Land	00012/00006/016
42	606		Blossom	Ln	0.25	R-3	Vacant Land	00012/00006/015
43	608		Blossom	Ln	0.25	R-3	Vacant Land	00012/00006/014
44	301	North	Broadway	St	0.23	R-3	Vacant Land	0000C/00005/034
45	305	North	Broadway	St	0.25	R-3	Vacant Land	0000C/00005/036
46	309	North	Broadway	St	0.25	R-3	Vacant Land	0000C/00005/037
47	312	North	Broadway	St	0.21	R-3	Vacant Land	0000C/00006/033
48	313	North	Broadway	St	0.27	R-3	Vacant Land	0000C/00005/038
49	314	North	Broadway	St	0.34	R-3	Vacant Land	0000C/00006/031
50	317	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/040
51	318	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/030
52	319	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/041
53	320	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/029
54	321	North	Broadway	St	0.17	R-3	Vacant Land	0000C/00005/042
55	322	North	Broadway	St	0.17	C-2	Vacant Land	0000C/00006/028
56	2603		Carlton	Ct	0.39	R-2	Vacant Land	00012/00004/006



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
57	108	South	Carroll	St	1.54		Vacant Land	000EE/00039/001
58	417		Cedar	Ave	0.17	R-3	Vacant Land	0000I/00023/009
59	616		Cedar	Ave	0.07	R-3	Vacant Land	000HH/00047/028
60	618		Cedar	Ave	0.1	R-3	Vacant Land	000HH/00047/029
61	620		Cedar	Ave	0.17	R-3	Vacant Land	000HH/00047/030
62	601		Charity	Ln	0.24	R-3	Vacant Land	00012/0006/019
63	603		Charity	Ln	0.16	R-3	Vacant Land	00012/0006/020
64	605		Charity	Ln	0.16	R-3	Vacant Land	00012/0006/021
65	607		Charity	Ln	0.25	R-3	Vacant Land	00012/0006/022
66	314		Cherry	Ave	0.05	R-6	Vacant Land	0000I/00014/012
67	315		Cherry	Ave	0.15	R-6	Vacant Land	0000I/00010/002
68	318		Cherry	Ave	0.11	R-6	Vacant Land	0000I/00014/014
69	619		Cherry	Ave	0.14	R-3	Vacant Land	000HH/00013/009
70	629		Cherry	Ave	0.14	R-3	Vacant Land	000HH/00013/003
71	314		Church	St	0.18	R-3	Vacant Land	0000C/00008/001
72	315		Church	St	0.12	R-3	Vacant Land	0000C/00007/008
73	317		Church	St	0.11	R-3	Vacant Land	0000C/00007/009
74	320		Church	St	0.13	R-3	Vacant Land	0000C/00008/004
75	523		Cochran	Ave	0.17	R-3	Vacant Land	000BB/00035/018
76	401		Corn	Ave	0.28	R-3	Vacant Land	0000I/00008/030
77	403		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/029
78	405		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/028
79	407		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/027
80	409		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/026
81	417		Corn	Ave	0.25	C-1	Vacant Land	0000I/00008/022
82	419		Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/021
83	421		Corn	Ave	0.28	R-3	Vacant Land	0000I/00008/020



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
84	502		Corn	Ave	0.17	R-3	Vacant Land	000HH/00025/015
85	623		Corn	Ave	0.11	R-3	Vacant Land	000HH/00009/006
86	401		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/008
87	403		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/007
88	404		Cotton	Ave	0.28	R-3	Vacant Land	0000I/00008/017
89	405		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/006
90	407		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/005
91	411		Cotton	Ave	0.34	R-3	Vacant Land	0000I/00006/003
92	415		Cotton	Ave	0.34	C-1	Vacant Land	0000I/00006/001
93	417		Cotton	Ave	0.69	R-3	Vacant Land	0000I/00006/010
94	418		Cotton	Ave	0.27	R-3	Vacant Land	0000I/00008/010
95	420		Cotton	Ave	0.31	R-3	Vacant Land	0000I/00008/009
96	508		Cotton	Ave	0.07	R-3	Vacant Land	000HH/00010/022 & 023
97	510		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/024
98	514		Cotton	Ave	0.07	R-3	Vacant Land	000HH/00010/027 & 028
99	516		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/029
100	518		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/030
101	522		Cotton	Ave	0.09	R-3	Vacant Land	000HH/00010/032 & 033
102	525		Cotton	Ave	0.17	R-3	Vacant Land	000HH/00001/007
103	526		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/035
104	302	South	Davis	St	0.39	C-3	Vacant Land	000DD/00009/032
105	310	North	Davis	St	0.44	C-3	Vacant Land	0000D/00032/012
106	410	North	Davis	St	0.06	C-3	Vacant Land	0000D/00031/001
107	2102		Dervan	St	0.11	R-3	Vacant Land	000BB/00021/024
108	2200		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/029
109	2202		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/030
110	2204		Dervan	St	0.17	R-3	Vacant Land	000BB/00021/031



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
111	2206		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/032
112	2208		Dervan	St	0.16	R-3	Vacant Land	000BB/00021/033
113	2211		Dervan	St	0.37	R-3	Vacant Land	000BB/00021/054
114	2301		Dervan	St	0.13	R-3	Vacant Land	000BB/00021/064
115	2302		Dervan	St	0.12	R-3	Vacant Land	000BB/00021/069
116	2304		Dervan	St	0.13	R-3	Vacant Land	000BB/00021/068
117	301		Dorsett	Ave	0.86	R-6	Vacant Land	0000I/00015/003
118	311		Dorsett	Ave	0.17	R-6	Vacant Land	0000I/00015/002
119	321		Dorsett	Ave	0.14	R-6	Vacant Land	0000I/00016/003
120	619		Dorsett	Ave	0.14	R-3	Vacant Land	000HH/00029/013
121	219		Ebony	Ln	0.18	R-3	Vacant Land	000BB/00028/005
122	221		Ebony	Ln	0.18	R-3	Vacant Land	000BB/00028/004
123	1502		Eleventh	Ave	0.39	R-1A	Vacant Land	0000N/00033/006
124	1503		Eleventh	Ave	0.46	R-6	Vacant Land	0000N/00027/004
125	402		Emily	Ave	0.16	R-3	Vacant Land	000BB/00033/008
126	403		Emily	Ave	1.39	R-6	Vacant Land	000BB/00032/001
127	406		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/006
128	410		Emily	Ave	0.18	R-3	Vacant Land	000BB/00033/004
129	414		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/002
130	416		Emily	Ave	0.17	R-3	Vacant Land	000BB/00033/001
131	421		Emily	Ave	0.36	R-6	Vacant Land	000BB/00031/011
132	501		Emily	Ave	0.36	R-6	Vacant Land	000BB/00031/009
133	505		Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/008
134	507		Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/007
135	638		First	Ave	0.24	R-6	Vacant Land	0000D/00011/036
136	531		Flint	Ave	0.14	C-2	Vacant Land	000AA/00002/003
137	600		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/079



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
138	602		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/078
139	604		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/077
140	605		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/090
141	606		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/076
142	607		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/089
143	608		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/075
144	609		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/088
145	610		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/074
146	611		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/087
147	612		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/073
148	613		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/086
149	615		Gilbert	Ln	0.41	R-3	Vacant Land	00012/00005/085
150	619		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/083
151	621		Gilbert	Ln	0.19	R-3	Vacant Land	00012/00005/082
152	623		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/081
153	628		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/072
154	629		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/065
155	630		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/071
156	631		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/064
157	632		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/070
158	633		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/063
159	634		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/069
160	636		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/068
161	637		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/061
162	639		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/059
163	700		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/105
164	702		Gilbert	Ln	0.31	R-3	Vacant Land	00012/00005/104



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
165	706		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/103
166	707		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/096
167	708		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/102
168	709		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/097
169	710		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/101
170	711	Not in TD	Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/098
171	712		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/100
172	713		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/099
173	715		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
174	717		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
175	719		Gilbert	Ln	0.24	R-3	Vacant Land	00012/00005/114
176	721		Gilbert	Ln	0.24	R-3	Vacant Land	00012/00005/115
177	723		Gilbert	Ln	0.33	R-3	Vacant Land	00012/00005/116
178	728		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/113
179	729		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/119
180	730		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/112
181	731		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/120
182	732		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/111
183	733		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/121
184	734		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/110
185	735		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/122
186	736		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/109
187	737		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/123
188	738		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/108
189	740		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/107
190	307		Gordon	Ave	0.08	R-6	Vacant Land	0000E/00026/009
191	309		Gordon	Ave	0.07	R-6	Vacant Land	0000E/00026/008



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
192	311		Gordon	Ave	0.09	R-6	Vacant Land	0000E/00026/007
193	315		Gordon	Ave	0.21	R-6	Vacant Land	0000E/00026/006
194	323		Gordon	Ave	0.31	R-3	Vacant Land	0000E/00026/005
195	526		Gordon	Ave	0.17	R-3	Vacant Land	000HH/00001/032
196	609		Gordon	Ave	0.07	R-6	Vacant Land	000DD/00028/018
197	309	Not in TD	Gowan		0.05	R-6	Vacant Land	0000I/00035/002
198	2223		Grady	St	0.18	R-3	Vacant Land	000BB/00026/027
199	636		Harmon	Ave	0.19	R-3	Vacant Land	000BB/00005/042
200	2307		Harvey	Rd	0.37	R-3	Vacant Land	00012/00001/31B
201	2308		Harvey	Rd	0.45	R-3	Vacant Land	00012/00002/001
202	2421		Harvey	Rd	0.3	R-3	Vacant Land	00012/00001/20A
203	2514		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/057
204	2600		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/056
205	2602		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/055
206	2606		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/053
207	2608		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/052
208	2612		Harvey	Rd	0.19	R-2	Vacant Land	00012/00004/050
209	424		Heard	Ave	0.21	R-2	Vacant Land	000BB/00016/014
210	429		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23G
211	431		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23F
212	433		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23E
213	435		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23D
214	437		Heard	Ave	0.23	R-2	Vacant Land	0000I/00041/23C
215	304		Highland	Ave	0.23	C-3	Vacant Land	0000E/00003/020
216	316		Highland	Ave	0.25	C-3	Vacant Land	0000E/00003/024
217	410		Highland	Ave	0.39	R-6	Vacant Land	0000E/00004/015
218	412		Highland	Ave	0.16	R-6	Vacant Land	0000E/00004/016



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
219	630		Highland	Ave	0.12	R-6	Vacant Land	000DD/00009/031
220	609	Not in TD	Hobson	St	0.26	R-6	Vacant Land	000EE/00010/007
221	304		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/010
222	305		Holloway	Ave	1.04	R-6	Vacant Land	0000I/00014/001
223	306		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/011
224	308		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/012
225	310		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/013
226	326		Holloway	Ave	0.27	R-3	Vacant Land	0000I/00016/010
227	629		Holloway	Ave	0.29	R-3	Vacant Land	000HH/00022/008
228	703		Holloway	Ave	0.14	R-3	Vacant Land	000HH/00021/007
229	1000		Holloway	Ave	0.19	R-3	Vacant Land	000HH/00035/003
230	1002		Holloway	Ave	0.19	R-3	Vacant Land	000HH/00035/004
231	303	South	Jackson	St	0.16	C-3	Vacant Land	0000E/00003/035
232	513	South	Jackson	St	0.05	R-6	Vacant Land	0000E/00021/013
233	517	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/012
234	519	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/011
235	521	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/010
236	921	South	Jackson	St	0.31	R-6	Vacant Land	0000I/00010/006
237	1005	South	Jackson	St	0.11	R-6	Vacant Land	0000I/00014/004
238	1007	South	Jackson	St	0.06	R-6	Vacant Land	0000I/00014/003
239	1009	South	Jackson	St	0.12	R-6	Vacant Land	0000I/00014/002
240	1101	South	Jackson	St	0.17	R-6	Vacant Land	0000I/00015/009
241	1105	South	Jackson	St	0.17	R-6	Vacant Land	0000I/00015/008
242	1301	South	Jackson	St	2.73	R-6	Vacant Land	0000I/00021/002
243	1407	South	Jackson	St	3.85	R-1A	Vacant Land	0000I/00020/002
244	1605	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/024
245	1607	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/023



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
246	1609	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/022
247	1703	South	Jackson	St	0.66	R-6	Vacant Land	0000I/00035/019
248	1707	South	Jackson	St	0.38	R-6	Vacant Land	0000I/00035/017
249	1711	South	Jackson	St	0.26	R-6	Vacant Land	0000I/00035/016
250	2204	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/006
251	2206	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/007
252	2208	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/008
253	2210	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/009
254	2211	South	Jackson	St	0.4	R-3	Vacant Land	000BB/00021/045
255	2405	South	Jackson	St	0.1	R-3	Vacant Land	000BB/00021/077
256	2407	South	Jackson	St	0.1	R-3	Vacant Land	000BB/00021/078
257	2600	South	Jackson	St	8.2	C-3	Vacant Land	000BB/00018/070
258	2600	South	Jackson	St	0.21	R-3	Vacant Land	000BB/00018/178
259	2602	South	Jackson	St	0.13	R-3	Vacant Land	000BB/00018/179
260	402		Jefferies	Ave	0.21	R-3	Vacant Land	0000I/00029/022
261	404		Jefferies	Ave	0.17	R-3	Vacant Land	0000I/00029/023
262	406		Jefferies	Ave	0.34	R-3	Vacant Land	0000I/00029/024
263	430		Jefferies	Ave	0.17	R-3	Vacant Land	0000I/00029/034
264	521		Jefferies	Ave	0.17	R-3	Vacant Land	000HH/00046/011
265	608		Jefferies	Ave	0.17	R-3	Vacant Land	000HH/00062/005
266	906	South	Jefferson	St	0.18	R-6	Vacant Land	0000I/00009/002
267	1007	South	Jefferson	St	0.34	R-3	Vacant Land	0000I/00012/018
268	1100	South	Jefferson	St	0.29	R-6	Vacant Land	0000I/00016/011
269	1106	South	Jefferson	St	0.14	R-6	Vacant Land	0000I/00016/013
270	1108	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00016/014
271	1110	South	Jefferson	St	0.14	R-6	Vacant Land	0000I/00016/016
272	1112	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00016/001



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
165	706		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/103
166	707		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/096
167	708		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/102
168	709		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/097
169	710		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/101
170	711	Not in TD	Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/098
171	712		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/100
172	713		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/099
173	715		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
174	717		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
175	719		Gilbert	Ln	0.24	R-3	Vacant Land	00012/00005/114
176	721		Gilbert	Ln	0.24	R-3	Vacant Land	00012/00005/115
177	723		Gilbert	Ln	0.33	R-3	Vacant Land	00012/00005/116
178	728		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/113
179	729		Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/119
180	730		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/112
181	731		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/120
182	732		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/111
183	733		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/121
184	734		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/110
185	735		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/122
186	736		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/109
187	737		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/123
188	738		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/108
189	740		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/107
190	307		Gordon	Ave	0.08	R-6	Vacant Land	0000E/00026/009
191	309		Gordon	Ave	0.07	R-6	Vacant Land	0000E/00026/008



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
192	311		Gordon	Ave	0.09	R-6	Vacant Land	0000E/00026/007
193	315		Gordon	Ave	0.21	R-6	Vacant Land	0000E/00026/006
194	323		Gordon	Ave	0.31	R-3	Vacant Land	0000E/00026/005
195	526		Gordon	Ave	0.17	R-3	Vacant Land	000HH/00001/032
196	609		Gordon	Ave	0.07	R-6	Vacant Land	000DD/00028/018
197	309	Not in TD	Gowan		0.05	R-6	Vacant Land	0000I/00035/002
198	2223		Grady	St	0.18	R-3	Vacant Land	000BB/00026/027
199	636		Harmon	Ave	0.19	R-3	Vacant Land	000BB/00005/042
200	2307		Harvey	Rd	0.37	R-3	Vacant Land	00012/00001/31B
201	2308		Harvey	Rd	0.45	R-3	Vacant Land	00012/00002/001
202	2421		Harvey	Rd	0.3	R-3	Vacant Land	00012/00001/20A
203	2514		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/057
204	2600		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/056
205	2602		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/055
206	2606		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/053
207	2608		Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/052
208	2612		Harvey	Rd	0.19	R-2	Vacant Land	00012/00004/050
209	424		Heard	Ave	0.21	R-2	Vacant Land	000BB/00016/014
210	429		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23G
211	431		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23F
212	433		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23E
213	435		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23D
214	437		Heard	Ave	0.23	R-2	Vacant Land	0000I/00041/23C
215	304		Highland	Ave	0.23	C-3	Vacant Land	0000E/00003/020
216	316		Highland	Ave	0.25	C-3	Vacant Land	0000E/00003/024
217	410		Highland	Ave	0.39	R-6	Vacant Land	0000E/00004/015
218	412		Highland	Ave	0.16	R-6	Vacant Land	0000E/00004/016



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
219	630		Highland	Ave	0.12	R-6	Vacant Land	000DD/00009/031
220	609	Not in TD	Hobson	St	0.26	R-6	Vacant Land	000EE/00010/007
221	304		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/010
222	305		Holloway	Ave	1.04	R-6	Vacant Land	0000I/00014/001
223	306		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/011
224	308		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/012
225	310		Holloway	Ave	0.17	R-6	Vacant Land	0000I/00015/013
226	326		Holloway	Ave	0.27	R-3	Vacant Land	0000I/00016/010
227	629		Holloway	Ave	0.29	R-3	Vacant Land	000HH/00022/008
228	703		Holloway	Ave	0.14	R-3	Vacant Land	000HH/00021/007
229	1000		Holloway	Ave	0.19	R-3	Vacant Land	000HH/00035/003
230	1002		Holloway	Ave	0.19	R-3	Vacant Land	000HH/00035/004
231	303	South	Jackson	St	0.16	C-3	Vacant Land	0000E/00003/035
232	513	South	Jackson	St	0.05	R-6	Vacant Land	0000E/00021/013
233	517	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/012
234	519	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/011
235	521	South	Jackson	St	0.04	R-6	Vacant Land	0000E/00021/010
236	921	South	Jackson	St	0.31	R-6	Vacant Land	0000I/00010/006
237	1005	South	Jackson	St	0.11	R-6	Vacant Land	0000I/00014/004
238	1007	South	Jackson	St	0.06	R-6	Vacant Land	0000I/00014/003
239	1009	South	Jackson	St	0.12	R-6	Vacant Land	0000I/00014/002
240	1101	South	Jackson	St	0.17	R-6	Vacant Land	0000I/00015/009
241	1105	South	Jackson	St	0.17	R-6	Vacant Land	0000I/00015/008
242	1301	South	Jackson	St	2.73	R-6	Vacant Land	0000I/00021/002
243	1407	South	Jackson	St	3.85	R-1A	Vacant Land	0000I/00020/002
244	1605	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/024
245	1607	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/023



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
246	1609	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/022
247	1703	South	Jackson	St	0.66	R-6	Vacant Land	0000I/00035/019
248	1707	South	Jackson	St	0.38	R-6	Vacant Land	0000I/00035/017
249	1711	South	Jackson	St	0.26	R-6	Vacant Land	0000I/00035/016
250	2204	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/006
251	2206	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/007
252	2208	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/008
253	2210	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/009
254	2211	South	Jackson	St	0.4	R-3	Vacant Land	000BB/00021/045
255	2405	South	Jackson	St	0.1	R-3	Vacant Land	000BB/00021/077
256	2407	South	Jackson	St	0.1	R-3	Vacant Land	000BB/00021/078
257	2600	South	Jackson	St	8.2	C-3	Vacant Land	000BB/00018/070
258	2600	South	Jackson	St	0.21	R-3	Vacant Land	000BB/00018/178
259	2602	South	Jackson	St	0.13	R-3	Vacant Land	000BB/00018/179
260	402		Jefferies	Ave	0.21	R-3	Vacant Land	0000I/00029/022
261	404		Jefferies	Ave	0.17	R-3	Vacant Land	0000I/00029/023
262	406		Jefferies	Ave	0.34	R-3	Vacant Land	0000I/00029/024
263	430		Jefferies	Ave	0.17	R-3	Vacant Land	0000I/00029/034
264	521		Jefferies	Ave	0.17	R-3	Vacant Land	000HH/00046/011
265	608		Jefferies	Ave	0.17	R-3	Vacant Land	000HH/00062/005
266	906	South	Jefferson	St	0.18	R-6	Vacant Land	0000I/00009/002
267	1007	South	Jefferson	St	0.34	R-3	Vacant Land	0000I/00012/018
268	1100	South	Jefferson	St	0.29	R-6	Vacant Land	0000I/00016/011
269	1106	South	Jefferson	St	0.14	R-6	Vacant Land	0000I/00016/013
270	1108	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00016/014
271	1110	South	Jefferson	St	0.14	R-6	Vacant Land	0000I/00016/016
272	1112	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00016/001



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
273	1204	South	Jefferson	St	0.58	R-6	Vacant Land	0000I/00019/001
274	1218	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00019/011
275	1222	South	Jefferson	St	0.15	R-6	Vacant Land	0000I/00019/010
276	1401	South	Jefferson	St	0.23	R-6	Vacant Land	0000I/00024/020
277	1413	South	Jefferson	St	0.17	R-6	Vacant Land	0000I/00024/015
278	1501	South	Jefferson	St	0.2	R-6	Vacant Land	0000I/00029/021
279	1715	South	Jefferson	St	0.23	R-6	Vacant Land	0000I/00033/028
280	509		Johnny W. Williams	Rd	0.19	R-3	Vacant Land	000BB/00012/026
281	901		Johnny W. Williams	Rd	0.18	R-3	Vacant Land	00212/00004/038
282	1010		Lincoln	Ave	0.13	R-3	Vacant Land	000DD/00024/016
283	417		Louis	Ave	0.14	R-3	Vacant Land	0000I/00033/019
284	515		Louis	Ave	0.14	R-3	Vacant Land	0000I/00033/008
285	517		Louis	Ave	0.14	R-3	Vacant Land	0000I/00033/007
286	0	South	Madison	St	0.24	R-3	Vacant Land	00012/00003/20A
287	0	South	Madison	St	0.23	R-3	Vacant Land	00012/00003/20B
288	0	South	Madison	St	0.23	R-3	Vacant Land	00012/00003/20C
289	0	South	Madison	St	0.32	R-3	Vacant Land	00012/00003/20D
290	0	South	Madison	St	0.23	R-3	Vacant Land	00012/00003/20E
291	0	South	Madison	St	0.87	R-3	Vacant Land	000BB/00005/22
292	306	North	Madison	St	0.13	C-2	Vacant Land	000AA/00002/001
293	403	North	Madison	St	0.05	C-3	Vacant Land	0000D/00031/017
294	405	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/018
295	407	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/019
296	409	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/020
297	411	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/021
298	413	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/022
299	415	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/023



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
300	417	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/024
301	419	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/025
302	902	South	Madison	St	0.18	R-3	Vacant Land	000HH/00012/023
303	1206	South	Madison	St	0.15	R-3	Vacant Land	000HH/00044/003
304	1206	South	Madison	St	0.16	R-3	Vacant Land	000HH/00044/003
305	1405	South	Madison	St	0.17	R-3	Vacant Land	000HH/00047/021
306	1514	South	Madison	St	0.11	R-3	Vacant Land	000HH/00063/001
307	2229	South	Madison	St	0.23	R-3	Vacant Land	000BB/00008/18F
308	2259	South	Madison	St	1.59	R-3	Vacant Land	000BB/00010/14A
309	2307	South	Madison	St	0.68	R-3	Vacant Land	00012/00002/056
310	2406	South	Madison	St	0.18	R-3	Vacant Land	00012/00006/043
311	2407	South	Madison	St	1.96	R-3	Vacant Land	00012/00002/057
312	2408	South	Madison	St	0.18	R-3	Vacant Land	00012/00006/045
313	2600	South	Madison	St	0.66	R-3	Vacant Land	00012/00003/20G
314	2603	South	Madison	St	0.41	R-3	Vacant Land	00012/00002/040
315	632		Marshall	Ln	0.46	R-3	Vacant Land	000BB/00011/024
316	900		Martin Luther King, Jr.	Dr	0.2	R-6	Vacant Land	0000I/00010/001
317	905		Martin Luther King, Jr.	Dr	0.18	R-6	Vacant Land	0000I/00009/003
318	1106		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00015/016
319	1107		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00016/007
320	1109		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00016/006
321	1112		Martin Luther King, Jr.	Dr	0.45	R-6	Vacant Land	0000I/00015/001
322	1200		Martin Luther King, Jr.	Dr	3.59	R-6	Vacant Land	0000I/0025/001
323	1201		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00019/009
324	1203		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00019/008
325	1205		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00019/007
326	1207		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00019/006



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
327	1209		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00019/005
328	1500		Martin Luther King, Jr.	Dr	0.51	R-6	Vacant Land	0000I/00027/012
329	1602		Martin Luther King, Jr.	Dr	0.8	R-6	Vacant Land	0000I/00035/032
330	1604		Martin Luther King, Jr.	Dr	0.48	R-6	Vacant Land	0000I/00035/033
331	2024		Martin Luther King, Jr.	Dr	0.08	R-3	Vacant Land	000BB/00018/45A
332	2026		Martin Luther King, Jr.	Dr	0.08	R-3	Vacant Land	000BB/00018/46A
333	2100		Martin Luther King, Jr.	Dr	0.17	C-1	Vacant Land	000BB/00020/027
334	2314		Martin Luther King, Jr.	Dr	5.06	C-1	Vacant Land	000BB/00019/120
335	3017		Martin Luther King, Jr.	Dr	0.27	R-3	Vacant Land	00012/00003/028
336	3019		Martin Luther King, Jr.	Dr	0.31	R-3	Vacant Land	00012/00003/027
337	2600		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/020
338	2606		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/023
339	2608		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/024
340	2609		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/028
341	2611		McCoy	Ln	0.22	R-2	Vacant Land	00012/00004/027
342	2617		McCoy	Ln	0.19	R-2	Vacant Land	00012/00004/040
343	2619		McCoy	Ln	0	R-2	Vacant Land	00012/00004/041
344	2626		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/037
345	2630		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/035
346	2634		McCoy	Ln	0.19	R-2	Vacant Land	00012/00004/033
347	407	North	McKinley	St	0.16	C-3	Vacant Land	0000D/00030/025
348	409	North	McKinley	St	0.07	C-3	Vacant Land	0000D/00030/026
349	800		Mercer	Ave	0.09	R-3	Vacant Land	000DD/00021/022
350	803		Mercer	Ave	0.09	R-3	Vacant Land	000DD/00016/016
351	804		Mercer	Ave	0.13	R-3	Vacant Land	000DD/00021/024
352	807	South	Monroe	St	0.08	R-3	Vacant Land	000HH/00011/005
353	301		Mulberry	Ave	0.14	R-3	Vacant Land	0000C/00006/001



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
354	303		Mulberry	Ave	0.16	R-3	Vacant Land	0000C/00006/002
355	0		Neuman	Pl	0.25	R-3	Vacant Land	00012/00003/040
356	812		Newton	Rd	0.02	R-3	Vacant Land	000HH/00011/001
357	814		Newton	Rd	0.09	R-3	Vacant Land	000HH/00011/002
358	1013		Newton	Rd	0.21	C-5	Vacant Land	000HH/00024/009
359	1201		Newton	Rd	0.32	C-7	Vacant Land	000HH/00066/001
360	235		Norfolk	Ln	0.89	R-3	Vacant Land	0000C/00005/023
361	317		Odom	Ave	0.12	R-6	Vacant Land	0000I/00019/004
362	411		Odom	Ave	0.9	R-6	Vacant Land	0000I/00018/013
363	313		Plum	Ave	0.17	R-3	Vacant Land	0000C/00006/023
364	315		Plum	Ave	0.17	R-3	Vacant Land	0000C/00006/024
365	317		Plum	Ave	0.17	R-3	Vacant Land	0000C/00006/025
366	503		Porter	Ln	0.4	R-3	Vacant Land	0000Y/00029/011
367	217		Railroad	St	1.8	M-1	Vacant Land	0000C/00005/015
368	604		Residence	Ave	0.41	R-6	Vacant Land	0000D/00031/026
369	608		Residence	Ave	0.28	R-6	Vacant Land	0000D/00031/031
370	624		Roadway	St	0.24	R-3	Vacant Land	Not in Tax Digest
371	629		Roadway	St	0.24	R-3	Vacant Land	00012/00002/077
372	601		Roosevelt	Ave	0.06	C-3	Vacant Land	0000D/00031/015
373	603		Roosevelt	Ave	0.16	C-3	Vacant Land	0000D/00031/014
374	605		Roosevelt	Ave	0.16	C-3	Vacant Land	0000D/00031/013
375	607		Roosevelt	Ave	0.16	C-3	Vacant Land	0000D/00031/012
376	718		Roosevelt	Ave	0.08	C-3	Vacant Land	0000D/00030/023
377	720		Roosevelt	Ave	0.08	C-3	Vacant Land	0000D/00030/022
378	722		Roosevelt	Ave	0.09	C-3	Vacant Land	0000D/00030/020
379	603		Roosevelt Alley	Ave	0.03	C-3	Vacant Land	0000D/00031/027
380	605		Roosevelt Alley	Ave	0.03	C-3	Vacant Land	0000D/00031/028



**DCED Disposition List of
VACANT LAND (406)**

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel Number
381	607		Roosevelt Alley	Ave	0.03	C-3	Vacant Land	0000D/00031/029
382	0		Scroggins	Ave	0.36	R-3	Vacant Land	00012/00002/52K
383	620		Scroggins	Ave	0.3	R-3	Vacant Land	00012/00002/013
384	622		Scroggins	Ave	0.3	R-3	Vacant Land	00012/00002/014
385	624		Scroggins	Ave	0.3	R-3	Vacant Land	00012/00002/015
386	0		Story	Rd	1.02	R-3	Vacant Land	00012/00003/024
387	503		Story	Rd	0.29	R-3	Vacant Land	00012/00003/26A
388	505		Story	Rd	0.29	R-3	Vacant Land	00012/00003/026
389	507		Story	Rd	0.29	R-3	Vacant Land	00012/00003/025
390	511		Story	Rd	0.33	R-3	Vacant Land	00012/00003/023
391	513		Story	Rd	0.33	R-3	Vacant Land	00012/00003/23A
392	601		Story	Rd	0.32	R-2	Vacant Land	00012/00004/013
393	1649		Sunny Lane	Dr	0.07	R-3	Vacant Land	000HH/00061/033
394	1661		Sunny Lane	Dr	0.17	R-3	Vacant Land	000HH/00061/040
395	1668		Sunny Lane	Dr	0.17	R-3	Vacant Land	000HH/00062/045
396	411	South	Van Buren	St	0.08	R-3	Vacant Land	000DD/00016/017
397	501	South	Van Buren	St	0.08	C-1	Vacant Land	000DD/00021/021
398	601	South	Van Buren	St	0.09	R-3	Vacant Land	000DD/00026/019
399	1121	South	Van Buren	St	0.06	R-3	Vacant Land	000HH/00032/010
400	1214		Waddell	Ave	0.72	R-1B	Vacant Land	0000H/00049/015
401	2207	South	Washington	St	0.18	R-3	Vacant Land	000BB/00027/035
402	311		Westbrook	St	0.04	R-6	Vacant Land	0000E/00004/009
403	313		Westbrook	St	0.06	R-6	Vacant Land	0000E/00004/08A
404	518		Willard	Ave	0.21	R-3	Vacant Land	000BB/00035/001
405	619		Willis	Dr	0.14	R-3	Vacant Land	000BB/00009/018
406	400		Zackery	Ave	2.03	R-6	Vacant Land	000BB/00014/003
407	500		Zackery	Ct	0.27	R-3	Vacant Land	000BB/00014/03A



DCED Disposition List of
VACANT LAND (406)

	A	B	C	D	E	F	G	H
1	Street		Street				Property	
2	Number	Direction	Name		Acreage	Zoning	Classification	Parcel
								Number
408	502		Zackery	Ct	0.25	R-3	Vacant Land	000BB/00014/03E

Affordable Housing Opportunity Program (AHOP), Homebuyer and Neighborhood Stabilization Program (NSP) Home Purchase Resale/Recapture Provisions

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, the City of Albany has adopted the "recapture provision" to insure the affordability requirements are being met in the Affordable Housing Opportunity Program (AHOP) and/or Homebuyer Assistance Programs offered by the City. Homebuyers acquiring properties rehabilitated utilizing funds from the Neighborhood Stabilization Program (NSP) may also be bound to the recapture provision upon sale or foreclosure of the property.

In the event of a voluntary or involuntary transfer of property during the applicable period of affordability, the City will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided as down payment assistance in the form of a deferred payment 0% interest loan. The loan will be forgiven pro rata over the period of affordability as long as the home remains the principal residence of the homebuyer.

Upon the sale or transfer of title of a property by the homeowner from a voluntary or involuntary sale and the net proceeds are insufficient to repay the prorated amount of the HOME subsidy, the City shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer. To the extent that net proceeds are available and sufficient to repay both the HOME loan and the borrower's investment, the funds shall be due and payable at closing and the City shall recoup its investment first with the remaining balance provided to the homebuyer. In the event of foreclosure, the City may not require the borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

A fair return to the homebuyer is the homebuyer's prorated share of the homebuyer's equity in the property (the initial investment, the value of major improvements, and payment toward principal) based on the amount of the time the homebuyer occupied the property, after the HOME investment is satisfied.

During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City. The recapture provision shall be revoked, if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City may also be forgiven to the extent allowed in the HUD regulations.

At the time the homebuyer closes on HOME-assisted property, a recapture agreement will be signed and recorded by the City for the amount of HOME funding provided. The amount of the HOME funds and the affordability period will be outlined in the

agreement. The City's recapture agreement is a recorded document, so it will appear on the title commitment, and any agreement violations will trigger repayment to the HOME Investment Trust Fund.

Terms of Affordability and Recapture Provisions

Households receiving Mortgage Assistance, Down Payment Assistance, Closing Cost, and/or Principal Reduction Assistance will be subject to an affordability term up to 15 years. The unit must be occupied by the homebuyer as the principal place of residence throughout this term. If the property is sold or transferred, or ceases to be occupied by the homebuyer as his/her principal place of residence, the HOME funds will be subject to recapture. Any outstanding balance would be subject to recapture. A lien will be filed by the Title Company listing the City of Albany as the subordinate lien holder.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):

HOME Funds Provided	Period of Affordability
Less than \$15,000	5 years
15,000 - \$40,000	10 years
More than \$40,000	15 years

In the event that a homebuyer does not continue to occupy a HOME-assisted unit as his/her principal residence for the duration of the affordability period, the project is no longer an eligible HOME project, and the City must repay its HOME Investment Trust Fund the outstanding HOME investment (minus HOME funds paid back, if applicable) unless the City is able to re-sell the HOME-assisted unit to another income eligible homebuyer.

The City may choose to use the *resale provisions* when no direct subsidy has been provided to the homebuyer. The City of Albany will utilize *resale provisions* to ensure that the HOME-assisted unit remains affordable over the entire affordability term. Under the resale option, the sale of a HOME-assisted unit sold during the affordability period must meet the following criteria:

- The new purchaser must be low-income, meeting the HOME Program definition, and occupy the property as the household's principal residence.
- The sales price must be "affordable" to the new purchaser. The minimum income limit requirement for a prospective homebuyer of the City's homebuyer programs is 50% or above median income limits for the City of Albany, GA. Affordable is defined (per the City's Affordable Housing Opportunity Program and FHA guidelines) as no more than thirty-three percent (33%) of the new purchaser's gross income can be used to pay the fixed costs of owning the home (that is, loan payments of principal and interest, taxes and insurance, the sum of which is called PITI in the lending industry) and having a debt-to-income (DTI) ratio of no more than forty three (43%).



**DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT**

**AFFIRMATIVE MARKETING POLICY AND PROCEDURE
FOR AFFORDABLE HOUSING**

JUNE 30, 2011

(1st Revision November 2011)

(2nd Revision May 2012)



TABLE OF CONTENT

Overview.....	1
Introduction.....	2
Informing the Public.....	3
Requirements.....	3
Outreach.....	4
Record Keeping.....	5
Corrective Action.....	6
Training.....	6
Monitoring.....	6
APPENDIX A Affirmative Fair Housing Marketing (AFHM) Plan	7
APPENDIX B TITLE 24 SUBPART H, SECTION 92.351	8
APPENDIX C 24 CFR Part 108	9
APPENDIX D Equal Access to Housing Regardless of Sexual Orientation or Gender Identity	10
APPENDIX E Legal Basis for Affirmative Fair Housing Marketing	11

OVERVIEW OF THE AFFIRMATIVE MARKETING PLAN (AFHM)

The AFHM Plan is a marketing strategy designed to attract buyers and renters of all majority and minority groups regardless of race, color, religion, familial status, national origin and disability to assisted rental and sales units. It describes initial advertising, outreach (community contacts) and other marketing activities which inform potential buyers and renters of the availability of the units. No application for assistance or participation in DCED programs will be funded without an approved AFHM Plan.

In formulating the AFHM Program, the recipient of DCED funding, must implement the following as detailed in the requirements below:

- Targeting: Identify the segments of the eligible population which are least likely to apply for housing without special outreach efforts.
- Outreach: Outline an outreach program which includes special measures designed to attract those groups identified as least likely to apply and other efforts designed to attract persons from the total eligible population.
- Indicators: State the indicators to be used to measure the success of the marketing program.
- Staff Training: Demonstrate the capacity to provide training and information on fair housing laws and objectives to sales or rental staff.

Recipients of funds or assistance are required to make good faith effort to carry out the provisions of their approved AFHM Plan. Good faith efforts are recorded activities and documented outreach to those individuals identified as least likely to apply. Examples of such efforts include but are not limited to:

1. Advertising in print and electronic media that are used and viewed or listened to by those identified as least likely to apply;
2. Marketing housing to specific community, religious or other organizations frequented by those least likely to apply;
3. Developing a brochure or handout that describes facilities to be used by buyers or renters, e.g. schools, hospitals, facilities, industry and recreation facilities. The brochure should also describe how the proposed project will be accessible to physically handicapped persons and describe any reasonable accommodations made to persons with disabilities; and
4. Insuring that the sales/management staff has read and understood the Fair Housing Act, and the purposes and objectives of the AFHM Plan.

INTRODUCTION

In accordance with Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) regulations and in furtherance of the City of Albany Department of Community and Economic Development's (DCED) commitment to non-discrimination and equal opportunity in housing, DCED has established procedures to affirmatively market housing units acquired, rehabilitated, constructed or otherwise assisted under the federal programs. DCED is committed to the goals of non-discrimination and equal access. In addition, DCED is committed to the goals of increasing the housing opportunities for those with limited English proficiency, low-income residents and under-represented ethnic and racial groups. These goals will be reached through the implementation of DCED's Affirmative Marketing Policy. **The goal of this policy is to result in a diverse tenant population in each of the affordable housing developments, with a representation of ethnic and racial groups which is consistent with their representation in the City.**

Fair Housing:

DCED actively promotes fair housing through:

- Adoption and implementation of an "Analysis of Impediments to Fair Housing Choice".
- Adoption of a "Consolidated Plan" for CDBG/HOME program, with an analysis and strategy for fair housing every five years, and in the Annual Action Plan each year.
- Annual monitoring of fair housing activities through monitoring of fair housing services and reporting on ongoing activities in its Consolidated Annual Performance and Evaluation Report (CAPER).

Affirmative Marketing:

The goal of the affirmative marketing procedures and outreach efforts are to ensure that all persons – regardless of their race, color, national origin, religion, sex, disability, familial status, sexual orientation, gender identity, marital status, or English proficiency – are aware of the affordable housing opportunities generated by federal HOME funds and DCED Housing Funds and program activities, in accordance with 24 CFR 108.1.

The Fair Housing Officer is responsible for the implementation of the Fair Housing Activities and Affirmative Marketing Policies and Procedures. All owners, developers, Community Housing Development Organizations and other nonprofits must comply with Title VII, Fair Housing Law, and Affirmative Marketing Guidelines for all federally assisted housing developments. The Affirmative Marketing Policies and Procedures exist as an appendix to the "Analysis of Impediments to Fair Housing Choice" maintained in the department files. Federally assisted housing developments are held to the terms of the policies by reference of these policies as an attachment to loan or rent regulatory agreement with DCED for receipt of federal funds.

I. Methods for Informing the Public, Owners and Potential Tenants about Fair Housing Laws

- A. The Fair Housing Officer shall be responsible for implementing Fair Housing Activities and Affirmative Marketing Policies and Procedures.
- B. Recipients of federal funds shall be informed of the DCED's Affirmative Marketing policies by having this policy referenced in the agreement as an attachment with DCED for the receipt of funds and by making compliance with this policy a requirement for the duration of the agreement.
- C. DCED shall continue to fund outside agencies to provide fair housing information/referral and case investigation services and tenant/landlord information/referral and mediation services.
- D. The Fair Housing Officer shall work to develop an outreach plan each year, which will include advertisements in local newspapers, public service announcements, distribution of fair housing brochures at relevant events, community presentations, and other outreach activities to inform the community about fair housing rights and responsibilities.
- E. The Housing Division shall carry out outreach and provide tenants and rental property owners with copies of the State of Georgia website on tenant and landlord rights and responsibilities, fair housing brochures as well as the City's Housing website and Affirmative Marketing Policies and Procedures.
- F. The Fair Housing Officer provides information about fair housing, fair housing services providers and links on the City's website.
- G. The Deputy Director shall require that owners of Federal funded rental/homebuyer housing provide an annual report describing how their actions have complied with the DCED's Affirmative Marketing Policies and Procedures.
- H. DCED shall periodically post flyers and brochures which describe fair housing laws and services, in DCED Lobby, which is open to the public.
- I. DCED assisted housing project owners shall instruct all employees and agents in writing and orally in the policy of nondiscrimination and fair housing. A copy of written instruction should be submitted to DCED Housing Division.

II. Description of Requirements of Property Owners and the DCED to Affirmatively Market Housing Assisted with Federal Funds

Grant recipient and entities receiving federal funds will be required to develop housing policies that promote residential integration and expand geographic housing opportunities for all classes protected under the federal Fair Housing Act. The regulations are to be flexible enough to meet the population's needs but demand accountability for results.

It is DCED's policy to require that each owner of a rental or ownership project carried out with federal funds to:

- A. Use the "Equal Housing Opportunity" logotype or slogan on all correspondence and advertising prepared relating to the rental of unit, including signage.
- B. Place ads in local citywide newspapers of general circulation to advertise housing

- opportunities.
- C. Circulate flyers (at least six weeks prior to the opening of any waiting lists) to Libraries, Community Centers, Neighborhood Centers, Senior Centers and homeless shelter organizations to advertise housing opportunities.
- D. Maintain a nondiscriminatory hiring policy in recruiting from both minority and majority groups including both sexes and the handicapped, for staff engaged in the sale or rental of properties. Copies should be provided to housing staff
- E. Depict persons of majority and minority groups, including both sexes, in all advertising.
- F. Prominently display in all offices in which sale or rental activity pertaining to the project or subdivision takes place using the HUD-approved Fair Housing poster.
- G. Post in a conspicuous position on the project site a sign displaying prominently either the Equal Housing Opportunity logo or slogan or statement and Disability logo.
- H. Submit an Affirmative Marketing and Fair Housing Plan to Housing Division staff for review 120 days prior to initiating sales or rental marketing activities. The Housing Division staff along with the Fair Housing Officer will review and consider approval of the Plan within 30 days.

For direct activities carried out by the DCED, staff shall carry out the following:

- 1. Post flyers of upcoming housing opportunities in the Government Center lobby, Senior Centers, Community Centers, Neighborhood Centers and Library and homeless shelter organizations.
- 2. Maintain and make available to interested parties a listing of the affordable housing stock which includes information about who to contact regarding the availability of housing and the estimated month and year (if known) when applications will be accepted from prospective new tenants.
- 3. Ensure that interested persons (including those with impaired vision or hearing) can obtain information concerning the existence and location of accessible services, activities and facilities.
- 4. Develop an Affirmative Marketing Plan.
- 5. Monitor, in conjunction with the project monitoring, compliance with the City's Affirmative Marketing Policies and Procedures.

III. Description of What Property Owners and/or the DCED will do to Inform Persons not Likely to Apply for Housing Without Special Outreach

In order to solicit applications from persons who are not likely to apply for housing without special outreach, particularly those persons with limited English proficiency, each owner of federal assisted property, will be required to:

- A. Utilize HUD Form 935.2 to organize and document the affirmative marketing plan for a project.
- B. Target outreach, through a variety of means, to ethnic and racial groups that are underrepresented in the housing development based on their representation in the City.
- C. Utilize newspapers, churches and places of worship, and nonprofit organizations that

- serve the underrepresented group to distribute information about housing openings.
- D. Provide all advertising in the language the group is most familiar with and provide a contact person who can answer questions in the language primarily spoken by the target group.
- E. Send flyers to applicable homeless and advocacy groups, and other organizations as identified by the City, which serve groups that may need special assistance to apply for housing.
- F. Post notice of availability of housing on the City's website.

IV. Maintenance of Records to Document Actions Taken to Affirmatively Market Federal Assisted Units and to Assess Marketing Effectiveness

Housing Division Staff shall request owners of property assisted with federal funds to maintain the following records and report annually on:

- Written description of how vacancies were filled
- Copies of newspaper advertisements and flyers or other printed material used
- Copies of mailing lists to organizations that were sent flyers and other material
- Copies of press releases and description of circulation
- Evidence of broadcast of television and radio advertisements
- Photographs of site signs
- The racial, ethnic and gender characteristics of tenants or

Housing Division staff shall report on compliance with the DCED's Affirmative Marketing Policies and Procedures and consult with the property owners about any improvements which need to be addressed. The Fair Housing Officer will examine whether or not persons from a variety of racial and ethnic groups in the City applied for or became tenants of units that were affirmatively marketed. If the Fair Housing Officer finds that a variety of ethnic groups are represented, assumption will be made that the affirmative marketing procedures were effective. If one or more groups are not represented consistent with their representation in the City, the Housing Division and Fair Housing Officer will review its procedures to determine what changes, if any, might be made to make the affirmative marketing efforts more effective.

V. Description of How the DCED Will Assess the Success of Affirmative Marketing Actions

The affirmative marketing efforts of property owners will be assessed by the department as follows:

- A. The Fair Housing Officer will assess the effectiveness of its Affirmative Marketing Policy on an annual basis and will include a summary of the "good faith efforts" taken by the City and property owners for the CAPER.
- B. The Fair Housing Officer will compare the information compiled in the manner described under Section IV: "Record keeping," and evaluate the degree to which statutory and policy objectives were met. If the required steps were taken, the Fair Housing Officer will determine that good faith efforts have, in fact, been made.
- C. To determine results, the Fair Housing Officer will examine whether or not specific groups in the City of Albany applied for or became tenants or owners of federally funded units that were

affirmatively marketed. If specific groups are represented, particularly Hispanics, African Americans, Asians/Pacific Islanders, American Indians, persons with disabilities and women, the Affirmative Marketing procedures will be assumed to be effective.

- D. The Fair Housing Officer will carry out assessment activities and complete a written assessment of Affirmative Marketing efforts in accordance with each Agreement in compliance with HUD regulations.

VI. What Corrective Actions will be Taken Where Affirmative Marketing Requirements are not Met

The Fair Housing Officer will take corrective action if it is determined that a participating property owner has failed to carry out affirmative marketing efforts as required in the written agreement. DCED, prior to taking any corrective action, will discuss with the owner ways to improve affirmative marketing efforts. Initially, the Fair Housing Officer will provide a thirty day period for the owner to establish written procedures for future use. If a participant property owner, after receiving notice and an opportunity to correct identified deficiencies, continues to neglect the responsibilities made incumbent by the terms of the agreement, staff will take action such as notifying the property owner that a breach of the terms of the agreement with DCED has occurred and that DCED will exercise its rights under the terms of the agreement.

DCED notes that federal regulations [24 CFR 108.50 - Compliance Procedures for Affirmative Fair Housing Marketing-Sanctions] state: "Applicants failing to comply with the requirements of these regulations, the AFHM regulations, or an AFHM plan will make themselves liable to sanctions authorized by law, regulations, agreements, rules, or policies governing the program pursuant to which the application was made, including, but not limited to, denial of further participation in Departmental programs and referral to the Department of Justice of suit by the United States for injunctive or other appropriate relief."

VII. Training

The Fair Housing Officer will provide fair housing training to each of its subrecipients and grantees and encourage them to seek additional training on their own. Training will be tailored to the identifying needs of the housing provider.

VIII. Monitoring

Annually, the Compliance Division will monitor the actions taken by DCED and the property owners to ensure compliance with its approved AFHM Plan and the AFHM regulations.

APPENDIX A

Affirmative Fair Housing Marketing (AFHM) Plan -Single Family Housing & Multifamily Housing

APPENDIX B

TITLE 24 SUBPART H, SECTION 92.351 Affirmative Marketing; Minority Outreach Program

APPENDIX C

24 CFR Part 108 Compliance Procedures for Affirmative Fair Housing Marketing

APPENDIX D

Equal Access to Housing Regardless of Sexual Orientation or Gender Identity

APPENDIX E

Legal Basis for Affirmative Fair Housing Marketing

Legal Basis for Affirmative Fair Housing Marketing

The Fair Housing Act which prohibits discrimination in the sale, rental, financing, or other services related to housing on the basis of race, color, religion, sex, handicap, familial status or national origin. Section 808(e)(5) of this law mandates that HUD administers its programs in a manner to affirmatively further fair housing. Section 804(f) of this law prohibits discrimination because of the handicap of individual buyers, renters and persons associated with such buyers or renters, discrimination in the terms, conditions, privileges and services connected with the sale or rental of dwelling units; refusal to allow the tenant to make reasonable accommodations of existing dwellings to enable a handicapped person to enjoy fully the dwelling unit. Also prohibited by the law is refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford such persons with equal opportunity to use and enjoy the dwelling; and failure to make covered multifamily dwellings first occupied after March 13, 1991, accessible to disabled persons. The law defines "covered multifamily dwellings" as buildings consisting of four or more units if such building has one or more elevators; and ground floor units in other buildings consisting of four or more units.

Executive Order 11063, as amended, provides that no person in the United States because of race, color, religion (creed), sex or national origin, shall be denied equal opportunity in housing or related facilities owned, operated or insured by the Federal Government or provided with federal financial assistance; and that all Federal Executive Departments and agencies shall take action to promote the abandonment of discriminatory practices for:

Residential property and related facilities endowed with federal financial assistance, and

The lending practices connected with such property and facilities insofar as such practices relate to loans insured or guaranteed by the Federal Government.

Section 504 of the Rehabilitation Act of 1973, as amended, provides that no otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from participation, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance.

"AFHM Regulations" (24 CFR Part 200, Subpart M) sets forth requirements for AFHM under HUD-subsidized and unsubsidized housing programs that received a conditional commitment after February 15, 1972. These regulations require submission of a Plan and outline the components of the AFHM Program (see Section 200.600 of the AFHM Regulations).

**City of Albany
Department of Community & Economic
Development
Annual Monitoring Plan**

**City of Albany Dept. of Community & Economic Development
230 S. Jackson Street, Suite, 315 Albany, GA 31701-2872
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www.albany.ga.us

**Revised 10/8/2012
3rd Revision 05/01/2014**

Mission

To maximize opportunities to serve the Albany-Dougherty community through funding, housing, economic growth and community services.

Vision

By providing professional services, working in an efficient manner, and providing excellent customer services, we will achieve a higher quality of life for all citizens and create livable communities that will attract and retain future generations.

Annual Monitoring Plan

TABLE OF CONTENTS

1. Introduction	Page 1	
2. Plan Objectives	Page 4	
3. Annual Monitoring Strategy	Page 5	
4. The Monitoring Visit	Page 8	
5. The Monitoring Letter	Page 16	
6. Documentation	Page 19	
7. Follow-up	Page 20	
8. Technical Assistance	Page 21	
9. Self- Monitoring	Page 23	
10. Compliance Performance Review Process	Page 24	
Appendix A	Annual Monitoring Strategy	Page 25
Appendix B	Regulatory Requirements for CDBG/HOME/ESG/SHP	Page 29
Appendix C	Sample Written Agreement	Page 42
Appendix D	Sample Self Monitoring Review Format	Page 61

Compliance Division Mission Statement

*To ensure production and accountability, to ensure compliance with federal requirements,
and to evaluate organizational and project performance as well as project viability.*

CHAPTER 1

INTRODUCTION

Purpose

The mission of the City of Albany Department of Community and Economic Development, (DCED), is "To maximize opportunities to serve the Albany-Dougherty community through funding, housing, economic growth and community services. The mission is accomplished through use of contracts with organizations both for profit and nonprofit, (referred to as grantees and subrecipients), that are funded by DCED through the use of federal and state entitlement funds. These funds are allocated to the City of Albany from the U.S. Department of Housing and Urban Development (HUD) and the Department of Community Affairs (DCA).

The City of Albany developed the Consolidated Plan that prioritizes the community development activities targeted in low and moderate income neighborhoods in Albany, GA. The City of Albany's Community Development Block Grant (CDBG) program, HOME Investment Partnership Program, Emergency Shelter Grant (ESG), and the Continuum of Care (SHP) program allocate all or a portion of their annual entitlement to local organizations to undertake a wide variety of community development activities in the Consolidated Plan.

In order to ensure that subrecipients are able to attain program objectives within established time periods, DCED has developed a system of monitoring. The monitoring system enables the Compliance Division to determine problems, delays or adverse conditions that may materially affect the subrecipients' ability to complete the work outlined in the contract. The Compliance Division is then able to recommend corrective actions or provide technical assistance to the subrecipients to resolve the problem. Monitoring also provides an opportunity for Compliance Division to share effective and efficient models of program administration for subrecipients to replicate.

This Annual Monitoring Plan establishes policies and procedures for program oversight of subrecipients and applies to all written agreements involving private non-profit organizations and written agreements involving the provision of services to low and moderate income clients. These include projects funded through the federal Community Development Block Grant (CDBG) program, the HOME Investment Partnership (HOME) program, the Emergency Shelter Grant (ESG) Program, and the Continuum of Care (SHP) program. Separate

CHAPTER 1

(Purpose continued)

procedures have been developed for housing programs operated by the City of Albany. Those monitoring procedures are included in the operations manual for each housing program.

The following procedures are effective July 2010. The City of Albany Department of Community and Economic Development retain the right to revise this Annual Monitoring Plan at any time it deems appropriate. In addition, all forms and written agreements attached to this Plan are subject to revision without prior notice.

What is Monitoring?

1. Monitoring ensures that applicable grant funded organizations:
 - Comply with program regulations,
 - Measure progress toward performance goals, and
 - Improve the product or the services being delivered.
2. Monitoring enhances the delivery of services to ensure that:
 - The grant funded activities are being carried out in a timely manner.
 - The intended residents of the City of Albany, GA are benefiting from the grant programs, and
 - The financial management and accounting systems of applicable subrecipients are in compliance with federal management and administrative standards.
3. Monitoring focuses on solutions, not problems.

The focus of this annual monitoring plan is on solutions, not problems. The central theme is to develop a cooperative, problem-solving relationship with subrecipients. DCED views events such as monitoring as another opportunity to provide ongoing technical assistance and support with the goal of helping subrecipients to achieve their goals and improve their services. The quality of services delivered by a subrecipient cannot be assured by DCED's intervention at the end of the process when it may be too late. DCED wishes to use every opportunity to help its subrecipients continuously modify and improve the quality of their activities before major problems develop.

Partnerships

In order to foster a partnership, open and consistent communications are necessary. This begins with a complete understanding of what each subrecipient

CHAPTER 1

(Partnerships continued)

wants to achieve and the rules of the grant programs (CDBG, HOME, ESG and SHP). It ends with the recognition of achievement and acknowledgement of mistakes.

The partnership between the City of Albany Department of Community and Economic Development and each of its subrecipients begins with:

- Implementing a subrecipient risk assessment coupled with a strong selection and orientation procedures.
- Negotiating a consistent and thorough award agreement with every subrecipient, and
- Establishing a clear and coherent set of performance standards for measuring the accomplishment of each activity described in the written agreement.

Performance standards define how progress will be measured, accomplishments rewarded and when and how sanctions may be imposed, if necessary. With clear written agreements that include performance standards, each subrecipient will find monitoring much less burdensome and more effective for achieving both performance objectives and regulatory compliance.

CHAPTER 2

PLAN OBJECTIVES

Plan Objectives

The objectives of this Annual Monitoring Plan are to:

- Determine if a subrecipient is carrying out its community development program and its individual activities, as described in the program application and written agreement,
- Determine if a subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the written agreement,
- Determine if a subrecipient is charging only costs to the project which are eligible under applicable laws and program regulations, and are reasonable in light of the services or products delivered,
- Determine if a subrecipient is conducting its activities with adequate control over program and financial performance and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse,
- Assess if the subrecipient has continuing capability to carry out the approved project, as well as other grants for which it may apply,
- Identify potential problem areas and to assist the subrecipient in complying with applicable laws and regulations,
- Assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training,
- Provide adequate follow-up measure to ensure that performance and compliance deficiencies are corrected by subrecipients and not repeated,
- Comply with the federal monitoring requires of 24 CFR 570.501(b) and 24 CFR 85.40,
- Determine if any conflict of interest exists in the operation of the program, per 24 CFR 570.611, and
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.

CHAPTER 3

ANNUAL MONITORING STRATEGY

The City of Albany DCED will create an internal Annual Monitoring Strategy to focus its monitoring efforts and maximize the effectiveness of a specific monitoring review. The strategy will identify the programs with the most significant level of risk exposure, the number of subrecipients that will be monitored during the fiscal year, and the monitoring approach (comprehensive or focused) that will be used. This Annual Monitoring Strategy will be retained in the DCED's central files. (See Appendix A)

Components of an Annual Monitoring Strategy

1. Areas to be reviewed, including statutes and regulations that apply to each area monitored,
2. Data to submit,
3. Resources required, and
4. A schedule of completion.

Risk Assessment

The first step in creating an Annual Monitoring Strategy is to undertake a risk assessment of all programs funded through the City of Albany DCED. The objective of risk assessment is to allocate a larger share of monitoring resources to those program functions posing the highest risk. Risk assessment provides information on the entities and activities to be reviewed by the program staff. Risk assessment involves:

- Estimating the level of risk,
- Assessing the frequency/likelihood of occurrence of risk,
- Considering how best to manage risk, and
- Determining the action or actions to be taken.

Once risk has been assessed, a strategy must be developed to manage the risk. The risk profile, which summarizes the individual risk identified with a particular program participant or program activity, assists in determining the

CHAPTER 3

(Risk Assessment continued)

level of resources required to fulfill monitoring responsibilities. Risk analysis factors are the criteria for determining risk exposure, the likelihood that a subrecipient has failed to comply with program requirements, or that the subrecipient has performed unacceptably. The structure of the rating system will result in a determination of subrecipients who pose a high risk and will, therefore, be subject to a comprehensive monitoring.

Given that program goals, objectives and operations vary, DCED gives appropriate weight to these categories.

DCED will use a rating system for assessing the relative risk of each funded subrecipient. Each program will be evaluated annually to determine level of risk and subsequently, the monitoring strategy.

Types of Risks

The following are the types of risk evaluated:

- **Financial Risk** is the extent to which the DCED funded physical assets are maintained and operated according to established standards.
- **Management risk** is the extent to which the subrecipient has the capacity to carry out programs according to established requirements. Program staff turnover may be considered a management risk.
- **Service/Satisfaction risk** is the extent to which clients express satisfaction or dissatisfaction with the delivery of program services and the extent to which the subrecipient effectively and efficiently delivers services to intended beneficiaries/clientele.

Monitoring Approach

Based on the risk assessment, the City of Albany DCED will determine the frequency for which the comprehensive monitoring approach will be used for each funded program. Regardless of the risk assessment, every program will undergo a comprehensive monitoring at least every three (3) years.

Focused or self monitoring will be the approach on an annual basis for funded programs and will be the responsibility of the program manager assigned.

CHAPTER 3

(Monitoring Approach continued)

Comprehensive Monitoring

- A thorough review of all major activities, including a mandatory in-depth review of critical functions, including financial, physical, management satisfaction, and service.
- An in-depth review of high-risk subrecipients in areas where performance is inadequate or a known problem exists.

Focused Monitoring (Self monitoring)

- A minimum review of each major activity, expanding in scope if problems become apparent.
- An in-depth review of program compliance based upon monitoring guidance requirements.

Areas to be Reviewed

Examples of areas to be reviewed during a monitoring visit include:

- Performance Evaluation Review [24 CFR 570.501(b) & 24 CFR 85.40(a)]
- Record Keeping Systems [24 CFR 570.506]
- Financial Management Systems [OMB Circular A-110]
- Non-Discrimination and Actions To Further Fair Housing [24 CFR 570.506(g), 570.601, 570.602]
- Procurement & Bonding [OMB A-110, 24 CFR Part 85.36]

These issues are described in detail in Chapter IV.

Schedule of Completion

The monitoring strategy will describe the schedule for the completion of monitoring, Compliance Division members responsible for monitoring and the resources to complete the monitoring. A monitoring schedule will be developed on an annual basis each calendar year.

CHAPTER 4

THE MONITORING VISIT

Preparation

The Compliance Division will learn as much about each program to make informed decisions in order to prioritize the areas that require review. The preparation process involves:

- Researching appropriate program regulations and statutes,
- Reviewing monthly reports submitted by the program,
- Analyzing available data submitted by the subrecipient, including data on outcomes and indicators, and
- Reviewing monitoring guidance and/or checklists.

Monitoring Process

The Compliance Division will conduct at least one site visit during the contract period to insure that subrecipients are implementing activities in accordance with program requirements. A written monitoring letter will document each site visit. If, as a result of the monitoring visit, deficiencies are found to exist, the subrecipient must respond within forty-five (45) calendar days outlining actions it expects to take to correct the deficiencies. These deficiencies take two forms: **Findings** and **Concerns**. Findings are conditions that are not in compliance with regulatory or statutory requirements. Concerns are deficiencies in performance that are not based on a regulatory or statutory requirement that should be brought to the attention of the program participant. If not addressed, a Concern can lead to a Finding. The subrecipient has the opportunity to contest the Findings and Concerns and should do so in writing thirty (30) days of the monitoring visit. Compliance Division will respond to the subrecipient's letter contesting the Findings and Concerns within thirty (30) days.

A third form of assessment of a program is an **observation**. An observation is a matter that, if not properly addressed, can become a concern or finding which may result in a sanction. An observation may also be a comment or opinion that demonstrates a continual change in performance characteristics that are evolving. Any observations will not be a formal part of the monitoring review but will be discussed in the exit interview and the compliance staff will maintain a note to the file in reference to the observation. No action will be expected on the part of the subrecipient.

CHAPTER 4

(Monitoring visit continued)

Scheduling the Visit

The site visit is to be arranged in advance with the subrecipient by the Program Compliance Specialist. The subrecipient will be informed in writing of the time, date, and Compliance Division staff person responsible for conducting the monitoring visit (30) thirty days prior to the visit. The subrecipients must make themselves available for the on-site monitoring visit at the earliest date that is mutually convenient, but no later than thirty (30) calendar days after DCED's notice that a visit is to be scheduled. The notice will also inform the subrecipient to be prepared to verify that procedures designed to eliminate deficiencies notes in previous monitoring letters are being implemented. Once the date and monitoring schedule have been set, Compliance Division will send a confirmation letter that includes the following information:

- the date and time and place of the monitoring visit,
- the activities to be reviewed,
- the Compliance Division staff person that will conduct the visit, and
- a request that the necessary program staff be available during the visit.

The letter should also confirm the need for any services in conducting the monitoring, such as a conference room, or telephones, etc.

Entrance Conference

Compliance Division staff will hold an entrance conference with the program's Executive Director and relevant program staff to communicate the objectives, scope and focus of the monitoring. A Compliance Division staff person will explain to the program staff how the monitoring will be conducted. At this time, the Compliance Division staff person will also confirm the programs and activities to be reviewed. Compliance Division staff will also discuss the files that will need to be reviewed and how to access the files and the work areas to be used. If necessary, Compliance Division staff will also use this time to schedule physical inspection, interview and other logistical issues.

Areas to be Reviewed

Compliance Division will review a variety of information with the subrecipient. The areas to be reviewed include: written agreement compliance, performance evaluation, record keeping, financial management and non-discrimination.

CHAPTER 4

(Monitoring Visit continued)

Written Agreement Compliance

All subrecipients that are allocated CDBG, HOME, ESG, or SHP funds must enter into a written agreement with the City of Albany Department of Community and Economic Development. One of the primary reasons that DCED conducts monitoring visits is to determine whether subrecipients are complying with the written agreement. Written agreements with the City of Albany DCED must comply with the requirements of 24 CFR Part 570.503 (CDBG); 24 CFR Part 576 (ESG); 24 CFR Part 92.504 (HOME); or 24 CFR Part 583 (SHP).

A sample written agreement is contained in Appendix C. Written agreements will list a Scope of Services referencing the most recent approved fiscal year funding request. In all cases, the original funding request will be maintained in a file with the DCED public service grant administrator and a copy of the funding request will be maintained in the compliance division. The Project Budget will be included under Section III in the written agreement as. If applicable, the written agreement will include a description of the computation of the unit costs. All written agreements will include the standard terms and conditions.

Performance Evaluation Review

Compliance Division staff will review the written agreement with the subrecipient to assess their performance in accordance with the program guidelines and objectives. Compliance Division staff will make the determination if the subrecipient is accomplishing the stated objectives.

Compliance Division staff will review the program's progress toward the goals established in the written agreement through a compilation of the organization's data supporting goals, outcomes and indicators. The definition of an outcome is "the benefits or changes for participants during their participation in a program." Outcomes are the end results that relate to behaviors, skills, knowledge, attitudes, values, conditions, or other attributes. Outcomes must have measurable indicators to determine progress.

Compliance Division will also:

- Review any complaints that may have been made about the subrecipient by clients, and responses made by the subrecipient. This includes a review of client satisfaction forms.
- Interview key program staff, subcontractors, and program beneficiaries, if necessary.
- Conduct physical inspections, if appropriate.

CHAPTER 4

(Monitoring Visit continued)

Record Keeping

The Compliance Division staff will review five (5) to ten (10) files for clients assisted with City funds to determine the following:

- Whether the clients served are income eligible according to the program regulations and what type of income verification system is used.
- The residency of the clients served and how the subrecipient verifies this information.
- The services that are being provided to the client and whether or not they are consistent with the services outlined in the funding request and written agreement.
- Whether records required by the written agreement and applicable program regulations are being properly maintained.
- The primary service area of the programs undertaken by the subrecipient, if applicable.

Financial Management System

Compliance Division will review the following components of the organization's financial management system to ensure compliance with federal requirements:

Use of Funds- Organizations that utilize CDBG, HOME, SHP, and ESG funds must use those funds as originally planned and for only eligible activities. If an organization wished to expend CDBG, HOME, SHP, or ESG funds for an eligible activity other than what was proposed, a letter requesting the change must be submitted to the Director of Community and Economic Development about the proposed changes in the planned expenditures. Request must be made prior and approval granted prior to the expenditure of funds.

If an organizations wished to shift funds from one line item to another line item in an existing budget, a written request must be submitted to the Director of Community and Economic Development. If the amount of funds to be shifted is less than 10% of the total budget, approval may be granted by the department director. If the amount of funds to be shifted is 10% or more, the request will be given to the Community Development Council to consider approving the organization's amended budget request. The Community Development Council holds ten regular monthly meetings on the second Thursday of each month

CHAPTER 4

(Monitoring Visit continued)

during the calendar year. The Council does not hold meeting during the month of July and August. Request must be made and approval granted prior to the expenditure of funds using the amended budget.

Internal Controls- This term refers to the combination of policies, procedures, defined responsibilities, and personnel records that allow an organization to maintain adequate oversight and control of its finances. The standards for financial management systems are listed at 24 CFR 84.21.

Compliance Division will track the fiscal procedures for four (4) or five (5) financial transactions. The combination of source documentation and accounting records should provide a complete "audit trail" documenting when a purchase was requested and by whom, how it was formally approved, what funds were used to pay for it, and when it was paid and for how much.

Compliance Division will also ask question about other fiscal procedures such as:

- "Who handles cash donations?"
- "Who logs in the checks?"
- "Who deposits checks?"
- "Who reconciles the bank accounts?"

These questions are aimed at ensuring that one person does not have control of an entire procedure and to ensure adequate internal control measures.

Accounting Controls- Organizations must maintain records that adequately identify the source and application of applicable grant funds. Compliance Division may ask questions about the computer software used for fiscal procedures to determine if there are adequate accounting controls.

Procurement- Organizations funded with federal grant funds must have a procurement policy for the acquisition of supplies, equipment, construction and services to ensure that they are purchased as economically as possible through an open and competitive process. The procurement regulations can be found at 24 CFR Part 84.

Compliance Division will ask for a copy of the procurement policy. Compliance Division may ask to see a financial transaction to ensure that the organization has followed its procurement policy. (For example, reviewing a financial transaction that required the collection of three bids.)

CHAPTER 4

(Monitoring Visit continued)

Property Asset Controls- Grant-funded organizations must have a system to track property and other assets purchased with grant funds, and to ensure that these property and assets are secure and are used for the authorized purpose only. Guidelines on property and equipment controls can be found at 24 CFR 85.32(d) and 24 CFR 84.34(f).

Audits. Audits are one method for an organization to obtain an independent, informed judgment regarding the organization's financial management system. Subrecipients are required to conduct an agency wide audit if they receive and expend \$500,000 or more in federal funds in a single year and a program audit if they receive less than \$500,000 in federal funds in a single year. All organizations receiving federal funds are required to submit their audits to the City of Albany Department of Community and Economic Development within 180 days from the end of the organization's fiscal year. The federal standards for audits can be found at OMB Circular A-133. Guidelines for non-federal audits for non-profit organizations can be found at 24 CFR 84.26.

DCED will review the subrecipient's most recent audit prior to the monitoring visit. If the audit indicated any Findings or Concerns, Compliance Division will ask questions concerning the subrecipient's Corrective Action Plan to ensure that the problem has been addressed.

Other Federal Requirements

DCED will also review other federal requirements as described below:

Non-discrimination and Equal Opportunity – All grant-funded organizations must make facilities and services available to all on a non-discriminatory basis and publicize this fact in a variety of formats. This includes persons with disabilities, or persons of any particular race, color, religion, sex, age, familial status or national origin within their service area who may qualify for services.

Compliance Division will ask for a copy of the subrecipient's Equal Opportunity for Employment policy. If the subrecipient has hired any program staff in the past year, Compliance Division will ask to see that the position was advertised in the local newspaper. The advertisement must include a statement that the organization is an Equal Opportunity employer.

Compliance Division will also ask the subrecipient whether the facility in which services are being provided is accessible to persons with disabilities.

CHAPTER 4

(Other Federal Requirements continued)

Compliance Division will also ask questions about the availability of the organization's services on a non-discriminatory basis.

Lead Based Paint – Lead-based paint requirements are designed to ensure that housing receiving federal assistance does not pose a hazard to young children. All federally funded organizations are subject to the Lead Based Paint Poisoning Prevention Act (LBPPPA) and the Act's implementing regulations at 24 CFR Part 35. Grant-funded organizations must comply with Subpart K of the Lead Based Paint Hazard regulations.

Relocation and Displacement – While an eligible expense, the City of Albany Department of Community & Economic Development is hesitant to allocate federal funds to any project that will require the displacement or relocation of persons, families, individuals, businesses, nonprofit organizations or farms. The Uniform Relocation Act and the requirements listed in 49 CFR Part 24, subpart B.

Conflict of Interest – Federally funded organizations must avoid any conflict of interest in carrying out activities funded with grant funds. The conflict of interest regulations can be found at 24 CFR 576.57(d).

Compliance Division will ask for a copy of the personnel policy to see if the subrecipient has made the conflict of interest provisions known to its program staff. DCED may ask questions concerning the involvement of Board members or employees in any decision concerning grant funds.

Limits on Funding to Primarily Religious Organizations – In order to comply with the separation of church and State, a number of conditions currently apply to the provisions of federal grant funding to organizations that are primarily religious in nature. The regulations concerning primarily religious organizations can be found at 24 CFR 576.23.

Exit Conference

Compliance Division will present the tentative conclusions made and summarize the preliminary results of the visit. Compliance Division will discuss if identified problems are isolated incidences or systematic deficiencies. Corrective actions may vary depending upon this determination. This conference also offers an opportunity to correct any misconceptions and misunderstandings and to secure additional information to clarify or support conclusions. The exit conference also begins the dialogue necessary to resolve any Findings or Concerns.

CHAPTER 4

(Monitoring Visit continued)

Post-Monitoring Visit

Upon returning to the office, the Compliance Division person responsible for monitoring the program may conduct interviews with at least five clients (selected at random) served by the program to determine satisfaction or dissatisfaction with services. This procedure is generally only undertaken if the subrecipient is not using client satisfaction forms that provide the needed information.

As a result of the monitoring visit, DCED will make a determination that:

- Performance was adequate, exemplary or that there were significant achievements, or
- There were Findings or Concerns.

CHAPTER 5

THE MONITORING LETTER

Communicating the Results

Communicating the results of the monitoring is essential for improving the performance and enhancing the capacity of funded subrecipients. A written letter (Monitoring Letter) will be prepared for each monitoring visit. The Monitoring Letter will contain two components, the cover letter, which will summarize the monitoring visit and the conclusions determined, and the Letter attachments, which will explain in detail the procedures undertaken. The official copy of the official copy of the monitoring letter will contain all necessary concurrences and signatures. It must be dated and mailed within forty-five (45) days of the official exit conference with the subrecipient. The field documentation should be clear and legible and retained in the DCED central monitoring files. If necessary, a post-visit interview will be held with the subrecipient to clarify DCED's letter. An outline of the topics covered in the Monitoring Letter is contained in Appendix D.

Information Included in the Monitoring Letter

- The name of the program and project sponsor monitored,
- The name of the Compliance Division who performed the monitoring visit,
- The date of the visit,
- A description of the program areas reviewed and the information collected,
- The monitoring conclusions (Negative conclusions should be clearly labeled as either a Finding or a Concern in accordance with the definition of these terms),
- The recommended steps the subrecipient can take to resolve each Finding and each Concern and where appropriate, an indication that Findings were resolved on-site,
- The due date of the required corrective action for each Finding,
- DCED may also request information to address Concerns identified during monitoring,

CHAPTER 5

(Information Included in the Monitoring Letter continued)

- An explanation that the subrecipient has the opportunity to contest the Findings and provide adequate due process, and
- An offer of technical assistance and an indication of the technical assistance that was provided on site, if applicable.

Findings and Concerns

As noted earlier in this document, **Findings** are conditions that are not in compliance with regulatory, or statutory requirements. Findings are serious breaches of program regulations and are grounds for sanctions if DCED feels it is necessary. Findings must be rectified at once through a "Corrective Action" which means that the subrecipient must prepare a written response describing how the situation will be remedied.

Concerns are deficiencies in performance that are not based on regulatory or statutory requirement that should be brought to the attention of the subrecipient. Concerns are situations that, if not addressed, may lead to Findings. As such, they too must be addressed before they become a Finding.

If there are any Findings or Concerns, DCED will describe the condition, criteria, cause, effect and required corrective action in the Monitoring Letter attachments. The criteria cite the regulatory or statutory requirement that was not met. The cause explains why the condition occurred. The effect describes what happened as a result of the condition.

Concerns should include the condition, cause and effect. Corrective action will be recommended for all Concerns and will be based on sound management principles or other guidelines. DCED will communicate concerns, along with the request for a corrective action, to the subrecipient within forty-five (45) days.

All required or recommended corrective actions must address the cause of the Finding or Concern. Each required or recommended action will include a time frame for the subrecipient to respond to DCED's conclusions. Ideally, the subrecipient will offer a workable solution that will correct the deficiency.

Approval

The Director of Community and Economic Development will sign all Monitoring Letters to ensure consistency in the handling of monitoring Findings and Concerns and to assess the quality and accuracy of the monitoring. The Director

CHAPTER 5

(Approval continued)

of Community and Economic Development's signature will also attest that the performance problems are properly detected and the selected corrective actions are designed to remedy the specific instance of non-compliance as well as any systematic deficiencies that may affect the expenditure of funds in the future. The Director of Community and Economic Development and the Program Compliance Manager will also ensure that the Monitoring Letter makes appropriate, supportable comments and draws sound conclusions. As a result, the subrecipient will have a clear understanding of DCED's perception of its performance during a specific time period.

CHAPTER 6

DOCUMENTATION

Documentation

Each step of the monitoring process is documented and maintained in DCED's monitoring files. The client files will remain confidential to protect the privacy of the clients served. A copy of the Annual Monitoring Strategy is kept in the central file. The strategy should be signed and dated by the Program Compliance Manager and the Director of Community and Economic Development.

CHAPTER 7

FOLLOW-UP

Follow-up

In order to ensure the effectiveness of the monitoring, DCED continually assesses the progress of the funded subrecipients. If the monitoring visit and letter reflect a Finding or Concern, a follow-up monitoring visit may be conducted within six months to ensure that the corrective actions are implemented, performance is maintained or improved, and that communication is sustained. All follow-up actions are appropriately documented and communicated to the subrecipient.

Basis of Follow-up

Effective follow-up is based on:

- The accountability of funded subrecipients,
- The clarity and consistency of performance standards,
- The clarity and consistency of corrective actions,
- The continuous provision of feedback, and
- Timely communications with funded subrecipients.

Completion of the Monitoring Process

The monitoring process is complete only after:

1. The identified deficiency has been corrected.
2. The corrective action produces improvements, and
3. It is decided that management action is not needed.

Action taken by the subrecipient to correct deficiencies must be verified and documented. DCED will determine if the action was acceptable or whether further action is needed. This determination will be communicated in writing to the subrecipient. DCED will routinely assess whether the corrective action ultimately serves to resolve the deficiency.

CHAPTER 8

TECHNICAL ASSISTANCE

Technical Assistance

Orientation, training and technical assistance provide the keys to successful program operations and reduced problems. DCED wants to enhance overall performance and the long-term capacity of subrecipients to provide services to the community both efficiently and effectively. Technical assistance is not usually a one-time event. Technical assistance of all types should:

- provide the subrecipient with a reasonable period of time to respond to the announcement of an orientation or training session,
- be relevant,
- provide accurate information,
- consider the subrecipient's level of expertise and resources, and
- assess subrecipient's comprehension.

Orientation Sessions

Orientation sessions are generally held at the beginning of the program year and tend to address broad program objectives. The purpose of orientation sessions is to educate or remind subrecipients about the basic rules under which any activity must operate in the community. An orientation session provides an opportunity for DCED to establish clear expectations for subrecipients with respect to performance standards and policies and procedures.

Training Sessions

Training sessions are generally aimed at larger groups and are conducted throughout the year to address specific issue areas. Ongoing monitoring, as well as surveys, will determine the topics on which subrecipients need assistance. Training sessions tend to focus on CDBG and HOME topics and examine them in much greater level of detail. Because SHP and ESG programs are carried out in house, staff is encouraged to attend any federally sponsored training to maintain current program information.

CHAPTER 8

(Training Sessions continued)

Examples of issue-specific topics include:

- outcomes and results
- income verification,
- financial controls,
- audits,
- record-keeping,
- reporting requirements,
- board development,
- recruitment and hiring of program staff.

Small technical assistance sessions are also provided one-on-one or in small groups, often on-site, when operations are already underway. Small technical assistance sessions will be relevant only to agencies that carry out a specific activity. The purpose of this assistance is to improve compliance with specific program rules and regulations in order to avoid the monitoring Findings, questioned costs, disallowance, or interruptions in funding.

CHAPTER 9

Self Monitoring

Self Monitoring

Monitoring is an ongoing process that allows DCED to assess the quality of programs being administered. Even though comprehensive monitoring is the approach utilized every three years DCED realizes the need to provide more frequent monitoring of programs and projects to insure compliance and proper financial management.

As a result self monitoring of all programs administered by the assigned Program Managers will be the approach to continue to insure production, accountability, performance and compliance. The Compliance Division will determine the risk rating of each program/activity. This risk determination will be performed within the first quarter of each fiscal year. Those programs/activities with a risk rating of less than 3 but greater than 1.99 will be the responsibility of the Program Manager. Policy and procedures will need to be reviewed annually for any programs/activities with a risk rating of less than 2. Self monitoring is to be performed on an annual basis. Each program manager is to provide a self monitoring schedule to the Compliance Division. This self monitoring schedule will be required to be submitted to the Compliance and Accounting Manager by October 31 of each fiscal year. Approximately two weeks before the scheduled review the Compliance Division will follow up with a reminder of the upcoming review to the Program Manager. The Compliance Division will insure the scheduled review is completed within two (2) weeks. The Program Compliance Specialist will then review the results and provide an official report to the Compliance Manager and Director within two (2) weeks. Projects for which there are a high number of activities will be extended by up to two additional weeks.

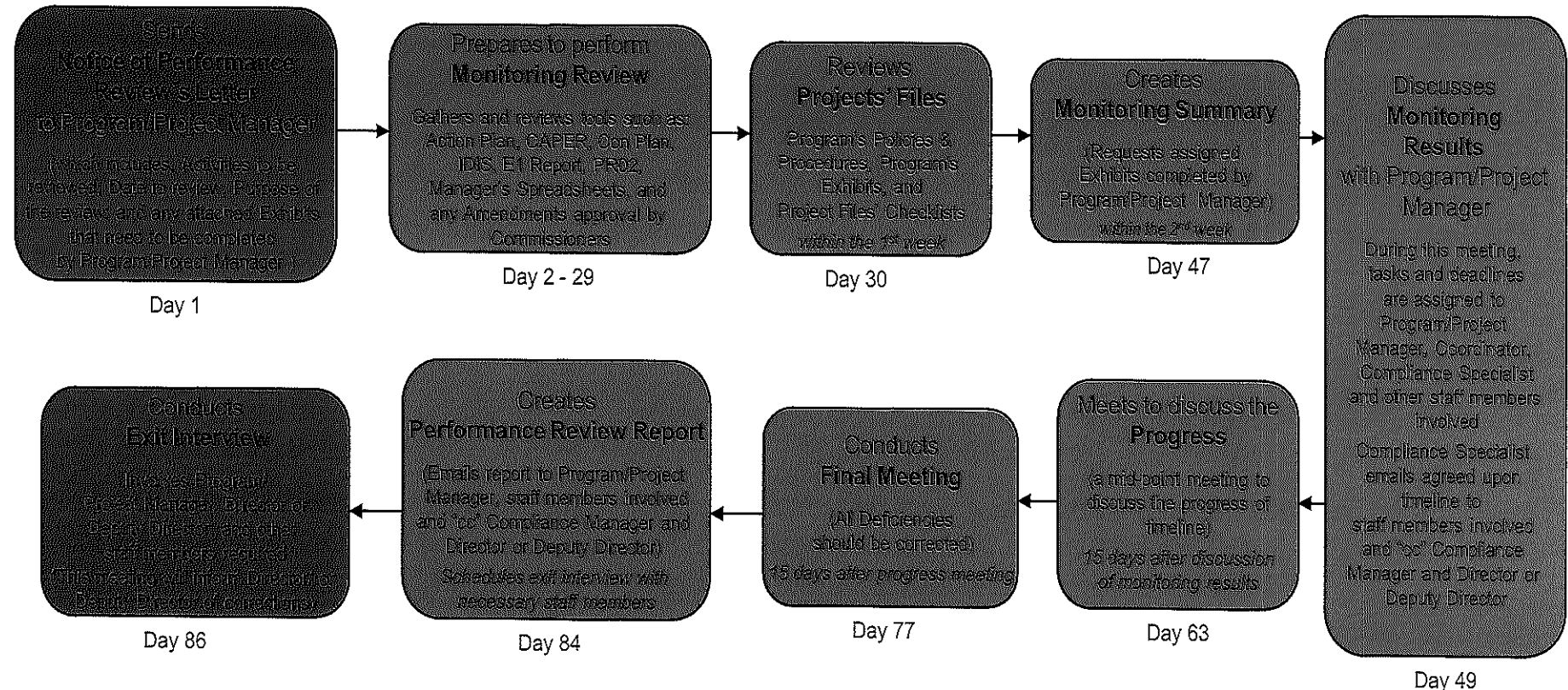
The Program Manager will make use of the exhibits located in the CPD Monitoring Handbook to conduct the monitoring of their programs. These exhibits can be located on HUD's website at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/monitoring/handbook.

Those programs that do not have exhibits to use as a monitoring tool will use the most current policies and procedures for that program. The Program Manager and the Compliance Division will develop questionnaires based on the policies and procedures to perform the self-monitoring. Once the self monitoring is complete, copies of the exhibits/questionnaires and a summary of the review is to be forwarded to the Compliance Division.

Comprehensive monitoring of those programs/activities rated less than 2 will be performed every three years and the task carried out by the Compliance Division.

CHAPTER 10

Compliance Performance Review Process



APPENDIX A

Annual Monitoring Strategy

The first step in the development of an annual monitoring strategy is to undertake a risk assessment of all programs and the programs activities funded through the City of Albany Department of Community & Economic Development. The objective of the risk analysis is to allocate a larger share of the monitoring resources to those program functions posing the highest risk.

The risk profile, which summarizes the individual risk identified with a particular program participant or program activity, assists in determining the level of resources required to fulfill monitoring responsibilities. Risk analysis factors are the criteria for determining risk exposure, the likelihood that an organization has failed to comply with program requirements, or that the organization has performed unacceptably. The structure of the rating system will result in the determination of organizations that pose a high risk and will therefore be subject to a more comprehensive monitoring.

DCED uses a rating system for assessing the relative risk of funded organizations. Based on the rating system shown below, an Annual Monitoring Strategy is developed. Each program will be evaluated annually to determine level of risk and subsequently, the monitoring strategy.

The City of Albany Department of Community & Economic Development has established the following criteria for risk profiles. The points assigned to each category ranges from 0 to 5 with the number 5 indicating the greatest risk and the number 0 indicating the least risk.

Criteria	Points
Financial	
• Allocation of \$0	0
• Allocation up to \$50,000	1
• Allocation of \$50,001 to \$75,000	2
• Allocation of \$75,001 to \$100,000	3
• Allocation of \$100,001 to \$300,000	4
• Allocation of \$300,001 and up	5
Management	
• History of difficulty in program administration (untimely submission of invoices, monthly reports, inaccuracies in reports, etc.)	0-5
• Staff turnover	0-5
• Lack of progress in achieving stated Outcomes/Results	
• The existence of Findings and/or Concerns from previous monitoring reviews.	0-5

Satisfaction

- Complaints received about the program

0-5

The City of Albany Dept. of Community and Economic Development's Monitoring Strategy is intended to focus monitoring efforts and maximize the effectiveness of a specific monitoring review.

Comprehensive Versus Focused On-site Monitoring

Any program that averages a score of three (3) on the Risk Determination Scale will undergo a comprehensive, on-site monitoring. Additionally, all new programs will undergo a comprehensive, on-site monitoring.

A comprehensive on-site monitoring is a thorough review of all major activities which the following areas:

(A focus, on-site monitoring is a minimum review of each major activity, expanding in scope if problems become apparent.)

Performance Evaluation Review	24 CFR 570.501(b) & 24 CFR 85.40 (a)
Record Keeping Systems	24 CFR 570.506
Financial Management Systems	OMB Circular A-110
Non Discrimination & Actions to Further Fair Housing	24 CFR 570.506(g), 570.601, 570.602, and 570.607
Procurement & Bonding	Attachment O, OMB Circular A-110, 24 CFR Part 85.36

The points assigned to each of the above areas will determine the area of primary focus during the monitoring visit.

Each on-site monitoring will require a minimum of three hours. At least three additional hours are generally required for the preparation and approval of the monitoring report. Approximately eighty (80) hours of staff time, including oversight, will be required to complete the monitoring strategy. The Program Compliance Specialist is responsible for all monitoring visits and report preparation.

Risk Determination Sheet

Date of Risk Rating: _____

Program Year of Risk Rated: _____

Program	Financial	Management				Customer Satisfaction	Total Score
		Previous Difficulty	Staff Turnover	Lack of Outcomes	Previous Findings & Concerns		
	\$0 \$up to \$50,000 \$50,001 - \$75,000 \$75,001 - \$100,000 \$100,001 - \$300,000 \$300,001 and up						
Activity Name							

Average Score _____

Risk Rating Results

0-2 Low Risk

3 Medium Risk

4-5 High Risk

Risk rating results of 3 or higher warrant a comprehensive monitoring review.













































APPENDIX B



























































Regulatory Requirement Guides For CDBG, HOME, ESG, and SHP





























































Title 24--Housing and Urban Development



























































CHAPTER V--OFFICE OF ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



























PART 570--COMMUNITY DEVELOPMENT BLOCK GRANTS

		570.1	Purpose and primary objective.
		570.3	Definitions.
		570.4	Allocation of funds.
		570.5	Waivers.
		570.200	General policies.
		570.201	Basic eligible activities.
		570.202	Eligible rehabilitation and preservation activities.
		570.203	Special economic development activities.
		570.204	Special activities by Community-Based Development Organizations (CBDOs).
		570.205	Eligible planning, urban environmental design and policy-planning-management-capacity building activities.
		570.206	Program administrative costs.
		570.207	Ineligible activities.
		570.208	Criteria for national objectives.
		570.209	Guidelines for evaluating and selecting economic development projects.
		570.300	General.
		570.301	Activity locations and float-funding.
		570.302	Submission requirements.
		570.303	Certifications.
		570.304	Making of grants.
		570.307	Urban counties.
		570.308	Joint requests.
		570.309	Restriction on location of activities.

		570.400	General.
		570.401	Community adjustment and economic diversification planning assistance.
		570.402	Technical assistance awards.
		570.403	New Communities.
		570.404	Historically Black colleges and universities program.
		570.405	The insular areas.
		570.406	Formula miscalculation grants.
		570.410	Special Projects Program.
		570.411	Joint Community Development Program.
		570.415	Community Development Work Study Program.
		570.416	Hispanic-serving institutions work study program.
		570.420	General.
		570.421	New York Small Cities Program design.
		570.422	Applications from joint applicants.
		570.423	Application for the HUD-administered New York Small Cities Grants.
		570.424	Grants for imminent threats to public health and safety.
		570.425	HUD review and actions on applications for New York State applicants.
		570.426	Program income.
		570.427	Program amendments.
		570.428	Reallocated funds.
		570.429	Hawaii general and grant requirements.
		570.430	Hawaii program operation requirements.
		570.431	Citizen participation.
		570.432	Repayment of section 108 loans.
		570.450	Purpose.
		570.456	Ineligible activities and limitations on eligible activities.
		570.457	Displacement, relocation, acquisition, and replacement of housing.
		570.461	Post-preliminary approval requirements; lead-based paint.
		570.463	Project amendments and revisions.

		570.464	Project closeout.
		570.465	Applicability of rules and regulations.
		570.466	Additional application submission requirements for Pockets of Poverty--employment opportunities.
		570.480	General.
		570.481	Definitions.
		570.482	Eligible activities.
		570.483	Criteria for national objectives.
		570.484	Overall benefit to low and moderate income persons.
		570.485	Making of grants.
		570.486	Local government requirements.
		570.487	Other applicable laws and related program requirements.
		570.488	Displacement, relocation, acquisition, and replacement of housing.
		570.489	Program administrative requirements.
		570.490	Recordkeeping requirements.
		570.491	Performance and evaluation report.
		570.492	State's reviews and audits.
		570.493	HUD's reviews and audits.
		570.494	Timely distribution of funds by states.
		570.495	Reviews and audits response.
		570.496	Remedies for noncompliance; opportunity for hearing.
		570.497	Condition of State election to administer State CDBG Program.
		570.500	Definitions.
		570.501	Responsibility for grant administration.
		570.502	Applicability of uniform administrative requirements.
		570.503	Agreements with subrecipients.
		570.504	Program income.
		570.505	Use of real property.
		570.506	Records to be maintained.
		570.507	Reports.
		570.508	Public access to program records.

		570.509	Grant closeout procedures.
		570.510	Transferring projects from urban counties to metropolitan cities.
		570.511	Use of escrow accounts for rehabilitation of privately owned residential property.
		570.513	Lump sum drawdown for financing of property rehabilitation activities.
		570.600	General.
		570.601	Public Law 88-352 and Public Law 90-284; affirmatively furthering fair housing; Executive Order 11063.
		570.602	Section 109 of the Act.
		570.603	Labor standards.
		570.604	Environmental standards.
		570.605	National Flood Insurance Program.
		570.606	Displacement, relocation, acquisition, and replacement of housing.
		570.607	Employment and contracting opportunities.
		570.608	Lead-based paint.
		570.609	Use of debarred, suspended or ineligible contractors or subrecipients.
		570.610	Uniform administrative requirements and cost principles.
		570.611	Conflict of interest.
		570.612	Executive Order 12372.
		570.613	Eligibility restrictions for certain resident aliens.
		570.614	Architectural Barriers Act and the Americans with Disabilities Act.
		570.700	Purpose.
		570.701	Definitions.
		570.702	Eligible applicants.
		570.703	Eligible activities.
		570.704	Application requirements.
		570.705	Loan requirements.
		570.706	Federal guarantee; subrogation.
		570.707	Applicability of rules and regulations.
		570.708	Sanctions.
		570.709	Allocation of loan guarantee assistance.

		570.710	State responsibilities.
		570.800	Urban renewal regulations.
		570.900	General.
		570.901	Review for compliance with the primary and national objectives and other program requirements.
		570.902	Review to determine if CDBG funded activities are being carried out in a timely manner.
		570.903	Review to determine if the recipient is meeting its consolidated plan responsibilities.
		570.904	Equal opportunity and fair housing review criteria.
		570.905	Review of continuing capacity to carry out CDBG funded activities in a timely manner.
		570.906	Review of urban counties.
		570.910	Corrective and remedial actions.
		570.911	Reduction, withdrawal, or adjustment of a grant or other appropriate action.
		570.912	Nondiscrimination compliance.
		570.913	Other remedies for noncompliance.

HOME Investment Partnerships Program Final Rule

24 CFR Part 92

September 16, 1996

(updated through December 22, 2004)

HOME Investment Partnerships Program Final Rule Table of Contents

SUBPART A – GENERAL

- 92.1 Overview 1
- 92.2 Definitions 1
- 92.4 Waivers and Suspension of Requirements for Disaster Areas 8

SUBPART B – ALLOCATION FORMULA

- 92.50 Formula Allocation 9
- 92.60 Allocation Amounts for Insular Areas 11
- 92.61 Program Description 12
- 92.62 Review of Program Description and Certifications 13
- 92.63 Amendments to Program Description 14
- 92.64 Applicability of Requirements to Insular Areas 14
- 92.65 Funding Sanctions 15
- 92.66 Reallocation 15

SUBPART C – CONSORTIA; DESIGNATION AND REVOCATION OF DESIGNATION AS A PARTICIPATING JURISDICTION

- 92.100 [Reserved] 16
- 92.101 Consortia 16
- 92.102 Participation Threshold Amount 17
- 92.103 Notification of Intent to Participate 18
- 92.104 Submission of a Consolidated Plan 18
- 92.105 Designation as a Participating Jurisdiction 18
- 92.106 Continuous Designation as a Participating Jurisdiction 18
- 92.107 Revocation of Designation as a Participating Jurisdiction 19

SUBPART D – SUBMISSION REQUIREMENTS

- 92.150 Submission Requirements 19

SUBPART E –PROGRAM REQUIREMENTS

- 92.200 Private-public Partnership 19
- 92.201 Distribution of Assistance 19
- 92.202 Site and Neighborhood Standards 20
- 92.203 Income Determinations 21
- 92.204 Applicability of Requirements to Entities that Receive a Reallocation of HOME Funds, Other than Participating Jurisdictions 23

ELIGIBLE AND PROHIBITED ACTIVITIES

- 92.205 Eligible Activities: General 24
- 92.206 Eligible Project Costs 25
- 92.207 Eligible Administrative and Planning Costs 28
- 92.208 Eligible Community Housing Development Organization (CHDO) Operating Expense and Capacity Building Costs 30
- 92.209 Tenant-based Rental Assistance: Eligible Costs and Requirements 31
- 92.212 Pre-award Costs 34
- 92.213 [Reserved] 34
- 92.214 Prohibited Activities 34
- 92.215 Limitation on Jurisdictions under Court Order 35

INCOME TARGETING

- 92.216 Income Targeting: Tenant-based Rental Assistance and Rental Units 35
- 92.217 Income Targeting: Homeownership 36

MATCHING CONTRIBUTION REQUIREMENT

- 92.218 Amount of Matching Contribution 36
- 92.219 Recognition of Matching Contribution 37
- 92.220 Form of Matching Contribution 38
- 92.221 Match Credit 42
- 92.222 Reduction of Matching Contribution Requirement 43

SUBPART F – PROJECT REQUIREMENTS

- 92.250 Maximum Per-unit Subsidy Amount and Subsidy Layering 45
- 92.251 Property Standards 45
- 92.252 Qualification as Affordable Housing: Rental Housing 47
- 92.253 Tenant and Participant Protections 50
- 92.254 Qualification as Affordable Housing: Homeownership 51
- 92.255 Converting Rental Units to Homeownership Units for Existing Tenants 57
- 92.256 Reserved 57
- 92.257 Religious Organizations 57
- 92.258 Elder Cottage Housing Opportunity (ECHO) Units 58

SUBPART G – COMMUNITY DEVELOPMENT HOUSING ORGANIZATIONS

- 92.300 Set-aside for Community Housing Development Organizations (CHDO) 59
- 92.301 Project-specific Assistance to Community Housing Development Organizations 60
- 92.302 Housing Education and Organizational Support 61
- 92.303 Tenant Participation Plan 62

SUBPART H – OTHER FEDERAL REQUIREMENTS

- 92.350 Other Federal Requirements 62
- 92.351 Affirmative Marketing: Minority Outreach Program 62
- 92.352 Environmental Review 63
- 92.353 Displacement, Relocation, and Acquisition 64

92.354 Labor 67
92.355 Lead-based paint 68
92.356 Conflict of Interest 68
92.357 Executive Order 12372 70
92.358 Consultant Activities 70

SUBPART I – TECHNICAL ASSISTANCE

92.400 Coordinated Federal Support for Housing Strategies 71

SUBPART J – REALLOCATIONS

92.450 General 71
92.451 Reallocation of HOME Funds from a Jurisdiction that Is Not Designated a Participating Jurisdiction or Has Its Designation Revoked 71
92.452 Reallocation of Community Housing Development Organization Set-aside 72
92.453 Criteria for Competitive Reallocations 72
92.454 Reallocations by Formula 73

SUBPART K – PROGRAM ADMINISTRATION

92.500 The HOME Investment Trust Fund 74
92.501 HOME Investment Partnership Agreement 75
92.502 Program Disbursement and Information System 75
92.503 Program Income, Repayments, and Recaptured Funds 77
92.504 Participating Jurisdiction Responsibilities; Written Agreements; On-site Inspection 78
92.505 Applicability of Uniform Administrative Requirements 84
92.506 Audit 84
92.507 Closeout 84
92.508 Recordkeeping 84
92.509 Performance Reports 90

SUBPART L – PERFORMANCE REVIEWS AND SANCTIONS

92.550 Performance Reviews 90
92.551 Corrective and Remedial Actions 91
92.552 Notice and Opportunity for Hearing; Sanctions 92













































SUBPART M – AMERICAN DREAM DOWNPAYMENT INITIATIVE

92.600 Purpose 92
92.602 Eligible Activities 93
92.604 ADDI Allocation Formula 94
92.606 Reallocations 95
92.608 Consolidated Plan 95
92.610 Program Requirements 95
92.612 Project Requirements 96
92.614 Other Federal Requirements 96
92.616 Program Administration 97
92.618 Performance Reviews and Sanctions 98

Title 24--Housing and Urban Development

CHAPTER V--OFFICE OF ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT













































PART 576--EMERGENCY SHELTER GRANTS PROGRAM: STEWART B. McKINNEY HOMELESS ASSISTANCE ACT











-   576.1 Applicability and purpose.
-   576.3 Definitions.
-   576.5 Allocation of grant amounts.
-   576.21 Eligible activities.
-   576.23 Faith-based activities.
-   576.25 Who may carry out eligible activities.
-   576.31 Application requirements.
-   576.33 Review and approval of applications.
-   576.35 Deadlines for using grant amounts.
-   576.41 Reallocation; lack of approved consolidated plan--formula cities and counties.
-   576.43 Reallocation of grant amounts; lack of approved consolidated plan--States, territories, and Indian tribes.
-   576.45 Reallocation of grant amounts; returned or unused amounts.
-   576.51 Matching funds.
-   576.53 Use as an emergency shelter.
-   576.55 Building standards.
-   576.56 Homeless assistance and participation.
-   576.57 Other Federal requirements.
-   576.59 Relocation and acquisition.
-   576.61 Responsibility for grant administration.
-   576.63 Method of payment.
-   576.65 Recordkeeping.
-   576.67 Sanctions.

Title 24--Housing and Urban Development

CHAPTER V--OFFICE OF ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART 583--SUPPORTIVE HOUSING PROGRAM

		583.1	Purpose and scope.
		583.5	Definitions.
		583.100	Types and uses of assistance.
		583.105	Grants for acquisition and rehabilitation.
		583.110	Grants for new construction.
		583.115	Grants for leasing.
		583.120	Grants for supportive services costs.
		583.125	Grants for operating costs.
		583.130	Commitment of grant amounts for leasing, supportive services, and operating costs.
		583.135	Administrative costs.
		583.140	Technical assistance.
		583.145	Matching requirements.
		583.150	Limitations on use of assistance.
		583.155	Consolidated plan.
		583.200	Application and grant award.
		583.230	Environmental review.
		583.235	Renewal grants.
		583.300	General operation.
		583.305	Term of commitment; repayment of grants; prevention of undue benefits.
		583.310	Displacement, relocation, and acquisition.
		583.315	Resident rent.
		583.320	Site control.

		583.325	Nondiscrimination and equal opportunity requirements.
		583.330	Applicability of other Federal requirements.
		583.400	Grant agreement.
		583.405	Program changes.
		583.410	Obligation and deobligation of funds.

APPENDIX C

Sample Written Agreement

**City of Albany
Department of Community & Economic Development
Subrecipient Agreement**

with

[Non-Governmental Subrecipient]
FOR
[NAME OF CDBG PROGRAM]

THIS AGREEMENT, entered this _____ day of _____, 20____ by and between the
_____ (herein called the "Grantee") and _____ (herein called the "Subrecipient").

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, the Grantee wishes to engage the Subrecipient to assist the Grantee in utilizing such funds;

NOW, THEREFORE, it is agreed between the parties hereto that;

I. SCOPE OF SERVICE

A. Activities

The Subrecipient will be responsible for administering a CDBG Year [] [Name of Program] in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant program:

Program Delivery

Activity #1 *[Complete description of activity to be undertaken including what products or services are to be performed, where they are to be provided, for whom they are to be provided, how they are to be provided]*

Activity #2 *[Same description as above]*

Activity #3 *[Same description as above]*

General Administration

[Add description of general administrative services to be performed in support of activities noted above]

B. National Objectives

All activities funded with CDGB funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The Subrecipient certifies that the activity (ies) carried out under

this Agreement will meet (indicate which National Objective). Briefly describe how this National Objective will be met.

C. Levels of Accomplishment – Goals and Performance Measures

The levels of accomplishment may include such measures as units rehabbed, persons or households assisted, or meals served, and should also include time frames for performance.

The Subrecipient agrees to provide the following levels of program services:

<u>Activity</u>	<u>Units per Month</u>	<u>Total Units/Year</u>
Activity #1	[# of Units]	[# of Units]
Activity #2	[# of Units]	[# of Units]
Activity #3	[# of Units]	[# of Units]
[Add other activities as necessary]		

[NOTE: Provide definition of Units of Service here.]

D. Staffing

[Provide list of staff and time commitments to be allocated to each activity specified in I.A. above.]

A Grantee might include the following provision if it felt among the Subrecipient's staff only certain personnel had the requisite experience to implement the activity, or if the Subrecipient had a history of reassigning responsibilities that tended to create problems.

"Any changes in the Key Personnel assigned or their general responsibilities under this project are subject to the prior approval of the Grantee."

E. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards as stated above. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on the ____ day of _____, 20__ and end on the ____ day of _____ of 20__. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

<u>Line Item</u>	<u>Amount:</u>
Salaries	\$ _____
Fringe	_____
Office Space (Program only)	_____
Utilities	_____
Communications	_____
Reproduction/Printing	_____
Supplies and Materials	_____
Mileage	_____
Audit	_____
Other (Specify)	_____
Indirect Costs (Specify)	_____
 TOTAL	 \$ _____

Any indirect costs charged must be consistent with the conditions of Paragraph VIII (C)(2) of this Agreement. In addition, the Grantee may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. Any amendments to the budget must be approved in writing by both the Grantee and the Subrecipient.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed \$ _____. Draw-downs for the payment of eligible expenses shall be made against the line item budgets specified in Paragraph III herein and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Paragraph III and in accordance with performance.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24 CFR 84.21.

Payments are made on a reimbursement basis upon timely submission of reports and required documentation. At a minimum, pay requests may be submitted monthly, but may be submitted less frequently as determined by the Subrecipient's need for reimbursement of expenses incurred. The preferred format for pay requests will be provided by Compliance Division.

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this contract shall be directed to the following contract representatives:

<u>Grantee</u>	<u>Subrecipient</u>
_____, Manager	_____, Exec.
Director _____	
Grantee _____	Subrecipient _____
[Address] _____	[Address] _____
[City, State, ZIP] _____	[City, State, ZIP] _____
[Telephone] _____	[Telephone] _____
[Fax Number] _____	[Fax Number] _____

VI. SPECIAL CONDITIONS

[This section of the Agreement can be used by Grantee to include special conditions specific to the particular activity or individual Subrecipient.]

The subrecipient agrees to comply with the requirements of Title 24 Code of Federal Regulations (CFR) concerning Community Development Block Grants (CDBG) and all federal regulations and policies issued pursuant to these regulations. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

The Subrecipient agrees to comply with the requirements of Title 24 CFR 570.503, Agreements with Subrecipients, (b)(4), Uniform Administrative Requirements, and (b)(5), Other Program Requirements.

A. File Documentation

1. Subrecipient shall provide a list of participants receiving services for the quarter. Such a list should include the name, location of the business, number of jobs created or retained, type of assistance, and the amount of each loan.
2. Subrecipient shall maintain a file on each participant with verification of eligibility, services received, application and progress.
3. All applications for services must include the above information/documentation.

VII. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K. of these regulations, except that (1) the Subrecipient does not assume the Grantee's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the Grantee's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient

further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

F. Grantee Recognition

The Subrecipient shall insure recognition of the role of the Grantee in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

H. Suspension or Termination

In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

I. Georgia Open Meetings and Open Records Act

The Subrecipient shall comply with the Georgia Open Records Act and Meetings Act as revised July 1, 1999, Chapter 14 and 18, Georgia Code Annotated.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21–28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, “Cost Principles for Non-Profit Organizations,” or A-21, “Cost Principles for Educational Institutions,” as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR 570.502, and 24 CFR 84.21–28; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the Grantee's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited by the [insert applicable State or Federal law] unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship

of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient's audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report [insert frequency of reports, e.g., "monthly"] all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this contract and shall reduce requests for an additional fund by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

3. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient.

4. Progress Reports

The Subrecipient shall submit regular Progress Reports to the Grantee in the form, content, and frequency as required by the Grantee. The Subrecipient shall submit the following:

1. A monthly program progress report to the Grantee (See Attachment A) for the period grant funds are utilized, and reports shall be submitted by the last day of each month and **due by the 10th day** of the following month through _____.

D. Procurement

1. Compliance

The Subrecipient shall comply with current Grantee policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

2. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.

3. Travel

The Subrecipient shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the Grantee deems appropriate]. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Grantee. The Subrecipient may retain real property acquired or improved under this

Agreement after the expiration of the five-year period [or such longer period of time as the Grantee deems appropriate].

3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Grantee [an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].

IX. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

(May not be applicable to Public Service Grants.)

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

X. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with applicable City of Albany and State of Georgia Civil Rights ordinances and/or laws, and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Nondiscrimination

The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

(May not be applicable to Public Service Grants.)

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. The Grantee shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women- and Minority-Owned Businesses (W/MBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or

other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provisions

The Subrecipient will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall

comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

3. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction

and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the Grantee prior to the execution of such agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be

summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activities

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C. , 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

XII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XIII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIV. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

[NOTE: For the above sections, if the Subrecipient is a governmental or quasi-governmental agency, the applicable sections of 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," and OMB Circular A-87 would apply.]

Date _____

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

Grantee

Subrecipient

By _____
Mayor or City Manager

By _____

Attest _____
City Clerk

Title _____

By _____
Director, Department of Community
& Economic Development

By _____

Title _____

Agency Fed. I. D. # _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

APPENDIX D

Sample Self Monitoring Review Format



DCED - Self Monitoring Review

Received By _____ Date _____

Date of Review:	
Program:	
Reviewed By:	
Project Addresses:	
Total Amount of Funds:	
Exhibits/Documents Used:	

(Please attached Exhibits/Documents used for the review.)

Overall Program Review

Summary –

Strengths –

Area of Concerns – Findings/Concerns/Observations (if any)

Corrective Action – Solution, Due Date, Preventive Measures (if any)

File Reviewed -

Date of Services/Completion/Program Entry:

Outcome of File Review

File Reviewed -

Date of Services/Completion/Program Entry:

Outcome of File Review

File Reviewed -

Date of Services/Completion/Program Entry:

Outcome of File Review

File Reviewed -

Date of Services/Completion/Program Entry:

Outcome of File Review

File Reviewed -

Date of Services/Completion/Program Entry:

Outcome of File Review
