CITY OF ALBANY, GEORGIA



2020-2021 Annual Action Plan

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

U.S. Department of Housing and Urban Development



Atlanta Office Community Planning and Development Five Points Plaza 40 Marietta Street, NW, 15th Floor Atlanta, GA 30303-2806

July 29, 2020

Ms. Sharon Subadan City Manager City of Albany 401 Pine Avenue/2nd Floor Albany, GA 31702

Dear Ms. Subadan:

The Atlanta Field Office would like to thank you for your continued partnership in providing quality affordable housing, a suitable living environment, and expanding economic opportunities for low-and moderate-income persons through HUD programs. Enclosed are the Grant Agreements for the following programs:

Community Development Block Grant Program (CDBG)	\$890,731
HOME Investment Partnerships (HOME)	\$502,072

Total FY 2020 Award \$1,392,803

Transmittal of these Grant Agreements does not constitute approval of the activities described in your Consolidated Plan. You are reminded that you, as grantee, are responsible for ensuring that all grant funds are used in accordance with all program requirements. An executed Grant Agreement is a legally binding agreement between the Department of Housing and Urban Development and the city of Albany.

To establish a Line of Credit for Fiscal Year 2020 grants, it will be necessary for your agency to sign, execute and return one (1) copy of the Grant Agreements. If there is a need to add or remove individuals authorized to access the Integrated Disbursement Information System (IDIS), please submit an IDIS Online Access Request Form (HUD 27055). Also, please ensure the IDIS Online Access Request Form is notarized and returned to this office with your Grant Agreements. Additionally, if there is a need to establish or change the depository account where these funds are to be wired, a Direct Deposit Sign-Up form (SF-1199A) must be completed by your financial institution and returned to this office with a copy of a voided check.

In accordance with the HOME regulations at 24 CFR 92.254(a)(5), a Participating Jurisdiction (PJ) must establish resale and/or recapture requirements that comply with the standards of the regulation. Furthermore, the resale and/or recapture requirements must be set forth in the PJ's Consolidated Plan. HUD must determine if the PJ's provisions comply with the requirements of the regulations and notify the PJ in writing of its determination.

HUD has reviewed Albany's resale and/or recapture provisions and has determined that the provisions included in the Plan comply with the requirements at 24 CFR 92.254(a)(5). The city

of Albany may not use HOME funds to undertake any activities related to homebuyer assistance until the city of Albany has submitted and HUD has approved the corrected resale and/or recapture provisions.

If applicable, please note the special condition in your CDBG Funding Approval/Agreement.

You are reminded that certain activities are subject to the provisions of 24 CFR Part 58 (**Environmental Review Procedures**). Funds for such activities may not be obligated or expended until HUD has approved the release of funds in writing. A request for release of funds (RROF) must be accompanied by an environmental certification, and until the RROF is approved and notification is received, no HUD funds should be committed. If the project or activity is exempt per 24 CFR 58.34 or categorically excluded (except in extraordinary circumstances), no RROF is required.

Please execute two (2) copies of the CDBG and HOME Funding Approval/Agreements with electronic signatures. In response to COVID-19, HUD authorizes you to electronically execute the grant agreements with your electronic signature. Return one (1) of each of the agreements to this office to the attention of Jessica F. Vasquez, Director, Community Planning and Development via email Jessica.F.Vasquez@HUD.gov Please ensure the Chief Elected Official and/or authorized designee electronically signs the CDBG grant agreement in the box directly across from the HUD CPD Director's signature. The CDBG Funding Approval/Agreement should **not** be electronically signed in box 12c. Maintain a copy of each of the agreements with your original signatures on site in your program files.

For additional information and guidance on grant-based accounting, please refer to the HUD Exchange at: https://www.hudexchange.info/manage-a-program/grant-based-accounting/.

HUD congratulates the city of Albany on its grant award, and we look forward to assisting you in accomplishing your programs goals. If you have any questions or need further information of assistance, please contact Ms. Alma Cooper, Senior Community Planning and D evelopment Representative at 678-732-2549, or alma.g.cooper@hud.gov.

Sincerely,

Jessica F. Vasquez Director Office of Community Planning and Development

Enclosures

cc:

Honorable Dorothy Hubbard Ms. Shelena Hawkins

Executive Summary

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

1. Introduction

The City of Albany submits the Fiscal Year 2020-2021 Action Plan as the fifth 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 2020-2021 Action Plan including available and potential resources. The City's actual allocations were: Community Development Block Grant (CDBG) - \$890,731 and HOME Investment Partnerships Program (HOME) - \$502,072. The City anticipates on receiving approximately \$570,441 as program income through the two grant programs. Additionally, the City received a Special CDBG allocation of \$523,987 in Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to address emergency and urgent needs associated with the Coronavirus pandemic in Albany. Activities will include: \$350,000 for business assistance, \$150,000 for rental housing assistance, and \$23,987 to undertake vital public service activities.

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 conducted significant consultation with citizens in preparing its FY 2020-2021 Annual Action Plan. The City hosted two (2) onsite community meetings in partnership with Parks & Recreation with seventy-five (75) attendees and Cutliff Grove Baptist Church with forty-two (42) attendees; attended a Community Empowerment Event in partnership with WorkSource SWGA on February 20, 2020 (50+ attendees); DCED staff held stakeholder interviews with representatives of the SWGA Public Health Department and United Way of SWGA; attended one (1) virtual, community meeting of a local advocacy group; solicited priority needs from representatives of SOWEGA Council on Aging, Albany Housing Authority, and Habitat for Humanity; obtained survey feedback from sixty-five (65) respondents; and held two (2) virtual public hearings - April 30, 2020 (29 attendees) and June 1, 2020 (19 attendees) and provided options for stakeholders to provide input both orally and in written format. The PowerPoint presentation and audio recording of the virtual public hearings were posted to the City's webpage for public viewing and social media outlets. The audio and presentation materials may be found at https://www.albanyga.gov/about-us/city-departments/community-economic-development/covid-19-response-and-city-resources

DCED staff highlighted the annual Action Plan process before City of Albany Board of Commissions on May 5, 2020. Advanced notice of the City's Action Plan was given to citizens through announcements in local newspapers – March 15, 2020 (Comments period ended on May 1, 2020); April 22, 2020 (Comments period ended on May 5, 2020); and May 24, 2020 (Comments period ended on June 8, 2020); the City's webpage; and community meeting notices for solicitation of citizen participation from all wards. 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.

A summary of comments and responses received from the public input process are provided in the Citizen Participation section of this Plan. The City will provide the final report to HUD electronically online via HUD's eCon Planning Suite by June 15, 2020 as the May 15th deadline was extended by HUD due to the Coronavirus pandemic.

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 2020-2021 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.

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, special populations, and other LMI households. Although the CDBG-DR Program will be administered by Dougherty County, projects within the City limits will be included in rehabilitation efforts.

Due to recent outbreak associated the City Coronavirus, over 1400 residents have tested positive within the City. There have been over 90 deaths as a result of this disease. The City received a special CDBG Award of \$523,987 (CDBG-CV) to take immediate actions with respect to responding to and preventing the spread of the virus. With the City still trying to recover from natural disasters of 2017 and 2018, priority community and housing needs have only increased. The City will utilize available CDBG and HOME funds to provide housing and business assistance and vital public services. Emergency rental assistance will include assistance with rents and utilities.

3. Evaluation of past performance

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

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. Because of the pandemic, HUD has revised the submission date to 180 days after September 30th. The CAPER will be submitted to HUD in advance of the March 2020 deadline. 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 2016-2021 Consolidated Plan Goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The City conducted significant consultation with citizens in preparing its FY 2020-2021 Annual Action Plan though hosting onsite communities with community partners in advance of the Coronavirus pandemic; virtual public hearings; stakeholder interviews; solicitation of priority needs from local representatives; and obtained survey feedback.

The PowerPoint presentation and audio recording of the virtual public hearings were posted to the City's webpage for public viewing and social media outlets and may be found at https://www.albanyga.gov/about-us/city-departments/community-economic-development/covid-19-response-and-city-resources

A summary of comments and responses received from the public input process 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 for FY 2020-2021 indicated an allocation of \$1,392,803 million from HUD through two entitlement grants: Community Development Block Grant (CDBG) - \$890,731 and HOME Investment Partnerships Program (HOME) - \$502,072. Entitlement grants provided through HUD are determined by statutory formulas. The City anticipates on receiving approximately \$570,441 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 conducted signicant public outreach for comments in development of this Plan and funding of CDBG and HOME activities. Comments received through the public meetings and the community survey are summarized in the Citizen Participation section of this Plan.

In addressing Coronavirus priorities with the **CARES Funding (\$523,987)**, the City will seek to undertake a variety of community and economic development activities during the upcoming program year to include providing \$350,000 for business assistance, \$150,000 for rental housing/subsistence assistance, and \$23,987 to undertake vital public service activities. For projects and activities to be undertaken by the City of Albany beginning on July 1, 2020 - June 30, 2021, please see AP-20 within this Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name		Department/Agency
CDBG Administrator	DBG Administrator		Department of Community & Economic Development	
HOME Administrator	ator		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 2016-2021 Consolidated Plan and 2020-2021 Annual Action Plan through collaborative efforts of City staff and local stakeholders.

Consolidated Plan Public Contact Information

Shelena Hawkins, Director

City of Albany, Department of Community & Economic Development

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Fax: 229-430-2737

Email: shawkins@albanyga.gov

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 advertised its Summary of Proposed Use of Funds and Substantial Amendments in local newspapers on: March 15, 2020 (Comments period ended on May 1, 2020); April 22, 2020 (Comments period extended to May 5, 2020); and May 24, 2020 (Comments period ended on June 8, 2020).

The City conducted significant consultation with citizens in preparing its FY 2020-2021 Annual Action Plan. The City hosted two (2) onsite community meetings in partnership with Parks & Recreation with seventy-five (75) attendees and Cutliff Grove Baptist Church with forty-two (42) attendees; attended a Community Empowerment Event in partnership with WorkSource SWGA on February 20, 2020 (50+ attendees); DCED staff held stakeholder interviews with representatives of the SWGA Public Health Department and United Way of SWGA; attended one (1) virtual, community meeting of a local advocacy group; solicited priority needs from representatives of SOWEGA Council on Aging, Albany Housing Authority, and Habitat for Humanity; obtained survey feedback from sixty-five (65) respondents; and held two (2) virtual public hearings - April 30, 2020 (29 attendees) and June 1, 2020 (19 attendees) and provided options for stakeholders to provide input both orally and in written format. The PowerPoint presentation and audio recording of the virtual public hearings were posted to the City's webpage for public viewing and social media outlets. The audio and presentation materials may be found at https://www.albanyga.gov/about-us/city-departments/community-economic-development/covid-19-response-and-city-resources

A summary of comments and responses received from the public input process are provided 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(I))

The City of Albany provides funding and works closely in partnership with 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 coordinate 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 partners with local nonprofits who serve homeless and LMI populations such as Open Arms, Inc., Liberty House, Strive2Thrive, HUD VASH, and others. As a component of providing direct services to clients, mental

health services are typically provided by Aspire Behavioral Health Services. These mental health services are essential in promoting self-sufficiency of clients.

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 very low income, 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 Balance of State Continuum of Care (BoS CoC). A representative of the Albany-Dougherty Homeless Coalition (newly formed nonprofit agency) is a member of the Board. The City participates annually or bi-annually in the BoS CoC Point-in-Time homeless count in January.

In addition to participating in the BoS CoC, Albany has a dedicated homeless Coalition that recently received its 501(c)(3) nonprofit status from the State of Georgia in April 2020 to address homeless activities. The Coalition is dedicated to addressing the needs of homeless persons and persons at risk of homelessness. Originally 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 address 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 or limited 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 and receives a portion of the state 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 homeless individuals to minimize duplication of assistance.

For the remainder of program year 2019-2020 and program year 2021-2022, the City will use recently awarded, special CDBG funding - Coronavirus Aid, Relief, Economic, and Security (CARES) Act to address critical public service needs associated with preparation, prevention, and in response to the Coronavirus. These services will include housing homeless persons and those at risk of homelessness, providing business assistance to retain or create jobs for LMI persons, and other priority community needs for impacted households.

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	Housing PHA Services-Elderly Persons Services-Persons with Disabilities		
	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?	Stakeholder interview and several meetings- Discussed public housing needs, homeownership opportunities, 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. Additionally, homeownership opportunities will be sought for AHA residents.		
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, community needs, and code enforcement. 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?	Presentations and discussions were held with professors of the social work field and their students.		
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?	Meetings - 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	Housing Need Assessment
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?	Meeting - Discussion with County Administrators to identify available housing resources and strategically plan to administer the CDBG-DR Program which includes rehabilitation of homeowner housing in the City limits and Dougherty County.
Agency/Group/Organization	Dougherty County Public Schools
Agency/Group/Organization Type	Services-Education
7,656,7,6.6.8,7,6.6	Other government - Local
What section of the Plan was addressed by	Homeless Needs - Families with children
•	Community Development Needs
Consultations	Community Development Needs
Briefly describe how the Agency/Group/Organization	Public Meeting - Members of the Dougherty County School System attend the
was consulted. What are the anticipated outcomes of	Homeless Coalition and participate in community activities to combat
the consultation or areas for improved coordination?	homelessness which impact households with students.
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	Housing Need Assessment
Consultation?	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? Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by

	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 Program Administrators of Liberty House and the provision of housing vouchers to homeless and households at risk of homelessness through the ESG Rapid Re-housing 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 Neighborhood Watch Groups, school system, community groups, and in partnership with Parks and Recreation 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

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	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?	Meetings - Discussion with Program Administrators of Open Arms and the provision of housing vouchers to homeless and households at risk of homelessness through the ESG Rapid Re-housing and TBRA Programs.		
13	Agency/Group/Organization	WorkSource Southwest Georgia - ResCare		
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education 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?	Community Meeting - Held a community event with WorkSource SWGA to educate residents on community services to include homeownership, job training, employment and expungement 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 that remain on waiting lists from prior year natural disasters. Additionally, discussions were held on partnerships with the City's Tenant Based Rental Assistance and Minor Repair Programs.
15	Agency/Group/Organization	SOWEGA Council on Aging, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted on priority needs. They advised that the agency was focusing on providing emergency meals for seniors age 60+ throughout our 14-county region, serving housing authorities as well as individuals. Due to COVID-19, their policies are less restrictive allowing the agency to serve individuals who are home-bound due to shelter in place orders or fear of COVID-19 due to age and vulnerability.
16	Agency/Group/Organization	Strive2Thrive, Inc.
	Agency/Group/Organization Type	Housing Services-homeless Nonprofit
	What section of the Plan was addressed by Consultation?	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?	Consultation with staff on partnership in serving households transitioning from homeless shelters or or at risk of homelessness. Strive2Thrive seeks to provide residents with a holistic approach in action planning to include all members of the household and will be administering the City's TBRA Program.

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?		
		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		
Continuum of Cara	Albany-Dougherty	coordination. Specific goals from the 10-Year Plan include: increasing awareness of homelessness		
Continuum of Care	Homeless Coalition	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.		
		Goals from the 10-Year Plan directly overlap with Strategic Plan goals related to reducing		
Recommendations to	Albany Dougharty	homelessness, increasing the supply of affordable housing, and promoting inter-agency		
	Albany-Dougherty	coordination. Specific goals from the 10-Year Plan include: increasing awareness of homelessness		
Albany-Dougherty	Coalition to End	needs, strengthening relationships between local agencies, homelessness prevention, strategies		
County	Homelessness	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?		
		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		
	Albaniullausina	or development, conversion of public housing units to RAD, and project-based vouchers;		
PHA 5-Year Plan	Albany Housing Authority	expanding the supply of assisted housing through rental vouchers, increasing public housing		
	Authority	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.		
	Albany Georgia	This plan aids the City in strategically planning for housing needs and targeting resources to areas		
Fight Albany	Initiative for	of highest needs. FAB focuses on neighborhood revitalization, beautifications, elimination of		
Blight/GICH	Community	slum and blight, and crime prevention at a street level and block by block. Collaboration		
	Housing Team	between public and private entities will enhance success of planning initiatives.		
		The Albany Dougherty Flood Mitigation Plan 2014 has three major objectives:1. To provide local		
		governments with a focused planning tool for reducing losses due to flooding.2. To meet Federal		
		Emergency Management Agency (FEMA) planning requirements to qualify for Flood Mitigation		
		Assistance funding for projects that will reduce losses.3. To meet Community Rating System		
Albany-Dougherty	City of Albany,	(CRS) planning requirements for Category C repetitive loss communities (those with 10 or more		
Flood Hazard	Planning	repetitive loss properties that have not received mitigation)and thereby maintain the good		
Mitigation Program	Department	standing of the National Flood Insurance Program (NFIP) in theCity of Albany and Dougherty		
		County.These objectives, along with Floodplain Ordinance 09-130 for the City, are		
		complementary, over-lapping, and represent another step forward by the local government to		
		take action in protection of citizens and property from flood damage. The Plan can be found at:		
		https://www.albanyga.gov/home/showdocument?id=578		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Albany-Dougherty Homeless Coalition (that recently received its 501(c)(3) nonprofit status) 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.

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/retetion, 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. The City conducted significant consultation with citizens in preparing its FY 2020-2021 Annual Action Plan.

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 advertised its Summary of Proposed Use of Funds and Substantial Amendments in local newspapers on: March 15, 2020 (Comments period ended on May 1, 2020); April 22, 2020 (Comments period extended to May 5, 2020); and May 24, 2020 (Comments period ended on June 8, 2020).

The City conducted significant consultation with citizens in preparing its FY 2020-2021 Annual Action Plan. The City hosted two (2) onsite community meetings in partnership with Parks & Recreation with seventy-five (75) attendees and Cutliff Grove Baptist Church with forty-two (42) attendees; attended a Community Empowerment Event in partnership with WorkSource SWGA on February 20, 2020 (50+ attendees); DCED staff held stakeholder interviews with representatives of the SWGA Public Health Department and United Way of SWGA; attended one (1) virtual, community meeting of a local advocacy group; solicited priority needs from representatives of SOWEGA Council on Aging, Albany Housing Authority, and Habitat for Humanity; obtained survey feedback from sixty-five (65) respondents; and held two (2) virtual public hearings - April 30, 2020 (29 attendees) and June 1, 2020 (19 attendees) and provided options for stakeholders to provide input both orally and in written format. The PowerPoint presentation and audio recording of the virtual public hearings were posted to the City's webpage for public viewing and social media outlets. The audio and presentation materials may be found at https://www.albanyga.gov/about-us/city-departments/community-economic-development/covid-19-response-and-city-resources.

Annual Action Plan 2020 A summary of comments and responses received from the public input process are provided in the Citizen Participation section of this Plan.

The City will provide the final report to HUD electronically online via HUD's eCon Planning Suite on June 15, 2020.

Citizen Participation Outreach

Sort O	Mode of O	Target of O	Summary of	Summary of	Summary of c	URL (If applicable)
rder	utreach	utreach	response/att endance	comments received	omments not accepted and reasons	
1	Public Meeting	Non-targeted/br oad community Homeless Needs/Elde r Needs/Busi ness Needs	City staff attended a public, community meeting held by Saving Ourselves with a total of approximatel y ten (10) attendees.	Priority needs identified through the meetings include: Small business assistance, Personal Protective Equipment, and public services to address those impacted by COVID- 19.	None	

Sort O rder	Mode of O utreach	Target of O utreach	Summary of response/att endance	Summary of comments received	Summary of c omments not accepted and reasons	URL (If applicable)
2	Stakeholde r Consultatio ns	Minorities Persons with disabilities Non- targeted/br oad community Residents of Public and Assisted Housing	Stakeholder comments were received from representativ es of the Albany Housing Authority, United Way of SWGA, the SWGA Public Health Dept., and other local nonprofits.	Priority needs identified through the meetings included: groceries/delivery to vulnerable seniors, rental housing assistance, utility assistance, and other priority needs in responding to COVID- 19 affected households.	None	

Sort O	Mode of O	Target of O	Summary of	Summary of	Summary of c	URL (If applicable)
rder	utreach	utreach	response/att endance	comments received	omments not accepted	
		N dia a viti a a			and reasons	
3	Survey on Community Needs	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/br oad community Residents of Public and Assisted Housing	Sixty-five (65) survey respondents	Priority economic/communit y development needs included: Financial assistance for small businesses, housing repairs, homeless assistance, economic development, and revitalization of communities.	None	https://survey123.arcgis.com/share/5fc6ff26bfd642538d3ad3139d1baa18

Sort O	Mode of O	Target of O	Summary of	Summary of	Summary of c	URL (If applicable)
rder	utreach	utreach	response/att	comments received	omments not	
			endance		accepted	
			The City		and reasons	
			The City			
			advertised its			
			Summary of			
			Proposed Use			
			of Funds in			
			local			
			newspapers			
		Minorities	(Albany			
		_	Herald and			
		Persons	Southwest			
		with	Georgian) on			
		disabilities	two dates:	All comments		
			March 15,	received through		
	Newspaper	Non-	2020	advertisement of the		
4	Ad .	targeted/br	(Comments	public notices is	None	
		oad	period ended	included in this Plan		
		community	on May 1,	under the Citizen		
			2020); April	Participation Section.		
		Residents of	22, 2020			
		Public and	(Comments			
		Assisted	period			
		Housing	extended to			
			May 5, 2020);			
			and May 24,			
			2020			
			(Comments			
			period ended	Annual Action I	Plan	24
			on June 8,	2020		
OMB Contr	ol No: 2506-0117 (e	кр. 06/30/2018)	2020).			

Sort O rder	Mode of O utreach	Target of O utreach	Summary of response/att endance	Summary of comments received	Summary of c omments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/br oad community	April 30, 2020: 29 attendees; June 1, 2020: 19 attendees	A virtual public hearing was held for solicitation of citizen participation to include comments related to addressing priority needs due to the Coronavirus pandemic. The audio and presentation materials from the virtual public hearings may be found on the City's website at https://www.albanyg a.gov/about-us/city-departments/commu nity-economic-development/covid-19-response-and-city-resources and YouTube at https://youtu.be/6rw YxvE7RJ4.	None	https://youtu.be/6rwYxvE7RJ4

Sort O	Mode of O	Target of O	Summary of	Summary of	Summary of c	URL (If applicable)
rder	utreach	utreach	response/att endance	comments received	omments not	
			endance		accepted and reasons	
		Minorities			una reasons	
			The			
		Persons	departmental			
		with	webpage,	Comments were		
		disabilities	City's main	received by our office		
			webpage,	and were provided		
		Non-	and social	responses. A copy of		
7	Internet	targeted/br	media are	all comments and	None	
	Outreach	oad	also a	responses are		
		community	primary	included in this Plan		
			method for	in the Citizen		
		Residents of	advertisemen	Participation Section.		
		Public and	t of the			
		Assisted	Action Plan.			
		Housing				

Sort O	Mode of O	Target of O	Summary of	Summary of	Summary of c	URL (If applicable)
rder	utreach	utreach	response/att	comments received	omments not	
			endance		accepted	
				The Challenge of the con-	and reasons	
				The City hosted one		
				(1) community		
				meeting in		
		Minorities		partnership with		
				Parks & Recreation		
		Persons		with seventy-five (75)		
		with	One hundred	attendees; attended		
		disabilities		one (1) community		
				event hosted by		
	Public	Non-	twenty-five	WorkSource of SWGA		
8	Meeting	targeted/br	(125)	with over 50	None	
	Wiccing	oad	attendees	attendees to solicit		
		community	attendees	priority needs and		
				advise on community		
		Residents of		resources; and		
		Public and		attended a		
		Assisted		community meeting		
		Housing		with Cutliff Grove		
				Baptist Church with		
				forty-two (42)		
				attendees.		

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. Additionally, the City will utilize CDBG-CV funds to assist in preparing for, prevention, and response to the Coronavirus. 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	Uses of Funds	Exp	ected Amoun	t Available Yea	Expected	Narrative Description	
	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public -	Acquisition						Administration of the
	federal	Admin and Planning						CDBG Program.
		Economic Development						
		Housing						
		Public Improvements						
		Public Services	890,731	426,261	0	1,316,992	0	

Program	Source of	Uses of Funds	Expected Amount Available Year 1					Narrative Description	
	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$		
НОМЕ	public -	Acquisition						Administration of the	
	federal	Homebuyer assistance						HOME Program.	
		Homeowner rehab							
		Multifamily rental new							
		construction							
		Multifamily rental rehab							
		New construction for							
		ownership							
		TBRA	502,072	144,180	0	646,252	0		

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of 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. According to the American Community Survey, Albany's poverty rate (33.20%) is greater than 19.303% which is the HUD threshold. Its per capita income is \$18,886 which is below the American Community Survey threshold of \$22,222 as used by HUD. Thus, as of November 2019, HUD has determined that the City of Albany remains in "Fiscal Distress", granting a 100% Match Reduction with respect to requirements of the HOME Program. Albany has remained in this severe, fiscal distress state since floods of 1994 and 1998. Since this time, the City has been severely impacted by two straight line winds in January 2017, Hurricane Michael in October 2018, and an outbreak of the Coronavirus in early 2020.

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

The City will utilize all available resources in addressing priority needs of LMI persons. Additionally, the City will seek to partner with developers and agencies that share in the mission of affordable housing development in making available publically owned land.

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	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Neighborhood	CDBG: \$0	Buildings Demolished: 0
	Clearance			Community	REDEVELOPMENT	Revitalization	·	Buildings
				Development	AREA			_
				·	ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
2	Affordable Rental	2016	2021	Affordable	SOUTH ALBANY URBAN	Maintain	HOME:	Tenant-based rental
	Housing			Housing	REDEVELOPMENT	Affordable Housing	\$365,413	assistance / Rapid
					AREA	Stock		Rehousing: 50 Households
					ENTERPRISE	Increase Access to		Assisted
					COMMUNITY	Affordable Housing		
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Production of	2016	2021	Affordable	SOUTH ALBANY URBAN	Increase Access to	CDBG: \$0	Homeowner Housing
	New Housing			Housing	REDEVELOPMENT	Affordable Housing	HOME:	Added: 2 Household
	Units (CHDO)				AREA		\$116,214	Housing Unit
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
4	Rehab / Repair of	2016	2021	Affordable	SOUTH ALBANY URBAN	Maintain	CDBG:	Rental units rehabilitated:
	Existing Housing			Housing	REDEVELOPMENT	Affordable Housing	\$231,963	10 Household Housing Unit
	Units				AREA	Stock		Homeowner Housing
					ENTERPRISE			Rehabilitated: 28
					COMMUNITY			Household Housing Unit
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
5	Acquisition /	2016	2021	Affordable	SOUTH ALBANY URBAN	Neighborhood	CDBG:	Other: 2 Other
	Disposition of			Housing	REDEVELOPMENT	Revitalization	\$5,000	
	Existing Units				AREA	Maintain		
					ENTERPRISE	Affordable Housing		
					COMMUNITY	Stock		
					NEIGHBORHOOD	Increase Access to		
					STRATEGY AREA	Affordable Housing		
					East Albany NRSA			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Direct Financial	2016	2021	Affordable	SOUTH ALBANY URBAN	Increase Access to	CDBG: \$0	Direct Financial Assistance
	Assistance			Housing	REDEVELOPMENT	Affordable Housing	HOME:	to Homebuyers: 4
					AREA		\$100,000	Households Assisted
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
7	Housing	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Increase Access to	CDBG:	Public service activities
	Counseling			Community	REDEVELOPMENT	Affordable Housing	\$29,065	other than Low/Moderate
				Development	AREA	Affirmatively		Income Housing Benefit:
					ENTERPRISE	Further Fair		100 Persons Assisted
					COMMUNITY	Housing Choice		
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
8	Fair Housing	2016	2021	Fair Housing	SOUTH ALBANY URBAN	Affirmatively	CDBG:	Public service activities
	Education				REDEVELOPMENT	Further Fair	\$5,000	other than Low/Moderate
					AREA	Housing Choice		Income Housing Benefit:
					ENTERPRISE			150 Persons Assisted
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Code	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Increase Access to		
	Enforcement			Community	REDEVELOPMENT	Affordable Housing		
				Development	AREA			
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
10	Build Community	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Neighborhood		
	Capacity			Community	REDEVELOPMENT	Revitalization		
				Development	AREA	Public Svcs for Low-		
					ENTERPRISE	Income / Special		
					COMMUNITY	Needs		
					NEIGHBORHOOD	Program		
					STRATEGY AREA	Administration and		
					East Albany NRSA	Planning		
11	Homeless Services	2016	2021	Homeless	SOUTH ALBANY URBAN	Support the Needs	CDBG:	Public service activities
					REDEVELOPMENT	of Homeless and	\$113,175	other than Low/Moderate
					AREA	At-Risk Persons		Income Housing Benefit: 60
					ENTERPRISE			Persons Assisted
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Facilities	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Acquire, Develop,		
				Community	REDEVELOPMENT	Improve Public		
				Development	AREA	Facilities		
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
13	Public	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Neighborhood	HOME: \$0	
	Improvements /			Community	REDEVELOPMENT	Revitalization		
	Infrastructure			Development	AREA			
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
14	Public Services	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Public Svcs for Low-	CDBG:	Public service activities
				Community	REDEVELOPMENT	Income / Special	\$110,000	other than Low/Moderate
				Development	AREA	Needs		Income Housing Benefit:
					ENTERPRISE			130 Persons Assisted
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Economic	2016	2021	Economic	SOUTH ALBANY URBAN	Neighborhood	CDBG:	Jobs created/retained: 2
	Development			Development	REDEVELOPMENT	Revitalization	\$300,000	Jobs
					AREA	Public Svcs for Low-		Businesses assisted: 7
					ENTERPRISE	Income / Special		Businesses Assisted
					COMMUNITY	Needs		
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
16	Planning and	2016	2021	Non-Housing	SOUTH ALBANY URBAN	Program	CDBG:	Other: 0 Other
	Administration			Community	REDEVELOPMENT	Administration and	\$263,398	
				Development	AREA	Planning	HOME:	
					ENTERPRISE		\$64,625	
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
17	Planned Section	2016	2021	Economic	ENTERPRISE	Program	CDBG:	Other: 2 Other
	108 Repayment			Development	COMMUNITY	Administration and	\$48,929	
					NEIGHBORHOOD	Planning		
					STRATEGY AREA			
18	Loan Servicing	2016	2021	Affordable	SOUTH ALBANY URBAN	Program	CDBG:	Direct Financial Assistance
				Housing	REDEVELOPMENT	Administration and	\$147,901	to Homebuyers: 4
					AREA	Planning		Households Assisted
					ENTERPRISE			Businesses assisted: 3
					COMMUNITY			Businesses Assisted
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Annual Action Plan 2020

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Rehabilitation	2016	2021	Affordable	SOUTH ALBANY URBAN	Program	CDBG:	Other: 10 Other
	Administration			Housing	REDEVELOPMENT	Administration and	\$52,561	
					AREA	Planning		
					ENTERPRISE	_		
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			
20	Section 3	2016	2021	Economic	SOUTH ALBANY URBAN	Program	CDBG:	Other: 5 Other
	Employment			Development	REDEVELOPMENT	Administration and	\$10,000	
	Training				AREA	Planning		
					ENTERPRISE			
					COMMUNITY			
					NEIGHBORHOOD			
					STRATEGY AREA			
					East Albany NRSA			

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Demolition and Clearance
	Goal	Demolition and clearance activities to eliminate slum and blight conditions within neighborhoods.
	Description	

2	Goal Name	Affordable Pontal Housing
2	Goal Name	Affordable Rental Housing
	Goal	Maintain affordable rental housing options within the community through the provision of Tenant Based Rental
	Description	Assistance.
3	Goal Name	Production of New Housing Units (CHDO)
	Goal Description	New construction of affordable housing in partnership with Certified CHDOs.
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, Cityowned parcels and housing units 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 educatae 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.
9	Goal Name	Code Enforcement
	Goal Description	

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	Provision to increase job training and employment opportunities for extremely low and low income persons.	
	Description		

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2020-2021 program year are identified in the table below. These activities will be undertaken from July 1, 2020 - June 30, 2021.

Projects

#	Project Name
1	CDBG Administration
2	Section 108 Loan Repayment
3	Microbusiness Enterprise Center
4	Loan Servicing
5	Housing Rehabilitation - CDBG
6	Demolition
7	Public Services
8	Capacity Building for Non-Profits
9	Fair Housing
10	Housing Counseling
11	Homeless Programs
12	Rehabilitation Administration
13	Section 3 Program
14	Down Payment Assistance
15	Disposition
16	Tree Plantings/Beautification
17	Acquisition
18	Commercial Facade
19	Commercial Rehabilitation
20	New Construction of Housing - Developers
21	HOME Administration
22	Rental Rehabilitation
23	Affordable Homeownership Program (AHOP)
24	Tenant Based Rental Assistance (TBRA)

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 FY 2020-2021 projects will assist the City in addressing underserved needs and priorities derived from public input and community meetings in formulation of the 2020-2021 Action Plan and the 2016-2021 Consolidated Plan. Additionally, with two tornados that the City suffered in January 2017 and Hurricane Michael in October 2018, in 2020, the County will undertake rehabilitation projects to aid with disaster relief efforts for LMI households. With a recent outbreak of the Coronavirus in early 2020, the City will utilize CDBG-CV funds and other available resources to assist impacted LMI households, nonprofits, and businesses.

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: \$263,398
	Description	The management and oversight of the CDBG Programs by the City of Albany, Department of Community & Economic Development.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration
2	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: \$48,929
	Description	The repayment of interest on two Section 108 Loans (Hilton Gardens and MacGregor) to HUD for economic development activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 Section Loan 108 Repayments
	Location Description	
	Planned Activities	Economic Development
3	Project Name	Microbusiness Enterprise Center
	Target Area	ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA
	Goals Supported	Economic Development

	Needs Addressed	Neighborhood Revitalization Program Administration and Planning
	Funding	CDBG: \$300,000
	Description	The operation and administration of the Microbusiness Enterprise Center and provision of technical assistance to micro-businesses within the Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	7 Businesses 2 Jobs Created/Retained
	Location Description	
	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: \$147,901
	Description	To provide loan servicing of housing loans made to low and moderate income households.
	Target Date	6/30/2021
	Estimate the number and type of	4 Direct Financial Assistance to Homebuyers
	families that will benefit from the proposed activities	3 Businesses Assisted
	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: \$131,963
	Description	Rehabilitation of single-family homeowner properties and rental properties.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	28 LMI homeowner rehabs
	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: \$110,000
	Description	To provide funds to agencies for services to low and moderate income persons in the community.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	130 LMI persons served
	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	:
	Description	To provide capacity building training to subrecipients and non-profits.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	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: \$5,000
	Description	Education, outreach, and services related to fair housing to increase knowledge and awareness of housing discrimination and applicable federal laws.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150 persons advised on Fair Housing Laws
	Location Description	
	Planned Activities	Fair housing
10	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: \$29,065
	Description	To provide financial literacy, pre- and post-default, and other counseling to renters, homeowners, and homeless persons.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 persons assisted
	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: \$113,175
	Description	Services supporting the needs of homeless persons.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	60 homeless persons/at risk of homeless assisted
	Location Description	
	Planned Activities	Homeless services
12	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: \$52,561
	Description	The costs associated with conducting work write-ups, environmental reviews, and inspections for housing rehabilitation/repair projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 Work specifications conducted on LMI housing units
	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	CDBG: \$10,000
	Description	To provide very low and low income persons with job training to increase employment opportunities and to assist with job placement.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	5 very low income persons assisted
	Location Description	
	Planned Activities	Job training and economic development
14	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 household assisted
	Location Description	
	Planned Activities	Downpayment assistance to LMI homebuyers
15	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	6/30/2021

	Estimate the number and type of	2 City-owned properties will be advertised for sale to benefit
	families that will benefit from the	LMI households.
	proposed activities	
	Location Description	
	Planned Activities	Disposition of properties
16	Project Name	Tree Plantings/Beautification
	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
17	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	:
	Description	The acquisition of a housing unit in which the City seeks to secure its investment and mortgage loan position.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Acquisition
18	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	:
	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
19	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	:
	Description	The provision of business assistance to commercial businesses located within LMI areas and NRSAs to include public infrastructure improvements.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Improvements / Infrastructure
		Business Assistance
		Economic Development
20	Project Name	New Construction of Housing - Developers
	Target Area	East Albany NRSA
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Maintain Affordable Housing Stock Increase Access to Affordable Housing
	Funding	HOME: \$116,214
	Description	The new construction of housing by the City or in partnership with private developers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 New Construction of Housing Units
	Location Description	
	Planned Activities	New construction of housing for rental or homeownership
21	Project Name	HOME Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration and Planning
	Funding	HOME: \$64,625
	Description	The oversight and management of the HOME Program by the City of Albany, Department of Community and Economic Development.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	N/A
	Planned Activities	To administer the HOME Program
22	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	CDBG: \$100,000
	Description	Rehabilitation and repair of existing rental units.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Rehab of 10 rental units
	Location Description	Scattered sites within the City limits.
	Planned Activities	Rehabilitation and repair of existing rental units.
23	Project Name	Affordable Homeownership Program (AHOP)
	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: \$95,000
	Description	Provision of direct financial assistance to homebuyers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Assist 3 LMI households
	Location Description	
	Planned Activities	Direct financial assistance to prospective LMI homebuyers
24	Project Name	Tenant Based Rental Assistance (TBRA)

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: \$365,413
Description	The provision of rental subsidies to low and moderate income renters to ensure that rental housing is made affordable.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	50 LMI households assisted
Location Description	
Planned Activities	Rental subsidies for LMI households to make housing affordable

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):

- 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 County will utilize CDBG-DR funds awarded by the Georgia Department of Community Affairs (DCA) to rehabilitate disaster-impacted homeowner units in 31705 and 31701 zip codes which includes East Albany and South Albany NRSAs. Residents impacted by natural disasters in January 2017 and October 2018 will be able to apply to the County for rehabilitation assistance.

To address the Coronavirus pandemic needs of LMI residents, the City will use available CDBG-CV funding to support priority needs within the City.

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 as these NRSAs have the highest poverty rates and LMI persons within the City. However, individual LMI persons residing anywhere within 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 federal Opportunity Zones in Albany/Dougherty County, are located within one of the 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(RCAP). A 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 been identified as having a LMI 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 City priorities.

Discussion

The City will continue to focus its allocation of CDBG and HOME funds in strategic planning areas of highest concentration of LMI households to ensure that priority community needs are met. At least 70% of the City's CDBG Allocation for FY 2020-2021 will be directed toward the benefit of LMI persons, unless HUD grants the City an extension of this requirement to be satisfied over an alternate term. HOME funding will be used to provide housing opportunities for LMI persons through homeownership assistance, Tenant Based Rental Assistance (TBRA) rental subsidies, and in development of rental housing in partnership with private developers. The City will explore opportunities to deconcentrate LMI persons in areas of highest concentrations of poverty in compliance with Affirmatively Furthering Fair Housing initiatives. This will be facilitated through the provision of TBRA rental subsidies to LMI households and rehabilitation of housing units outside of the City's strategic planning areas for rental and homeownership opportunities that benefit LMI households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Introduction

During PY 2020-2021, the City of Albany remains committed to the goal of providing quality, safe, energy efficient, and affordable housing for residents. Housing stock within the strategic planning areas of the City of Albany is classified as being in "deteriorated" condition. Many households struggle with spending too much of their incomes on housing, and they are considered to be "cost burdened" or "severely cost burdened". Households should spend no more than 30% of their incomes on housing, and above this amount, they are considered to be cost burdened. 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, and the City will seek to make housing more affordable through provision of the below services:

Repair/Rehabilitation Programs

The City will continue to partner with private contractors to undertake LMI homeowner rehabilitations as repairs are costly making housing unaffordable. Additionally, the City will partner with capable agencies and developers to preserve the existing housing stock through rehabilitation for rental and homeownership. Albany/Dougherty County was awarded disaster recovery (CDBG-DR) funding from the Georgia Department of Community Affairs (DCA) whereas the County will rehabilitate homeowner housing units impacted by straight line winds of January 2017 and Hurricane Michael in 2018.

Rental Services

The City of Albany's Rental Program provides housing to extremely low, low, and moderate income households with an inventory of 179 rental housing units.

TBRA

The City, in partnership with Strive2Thrive, administers 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. TBRA will provide rental subsidies, more very-low and low-income households will be able to obtain quality, safe, energy efficient and affordable housing as is the primary objective of the HOME program. LMI households (new and existing) impacted by the Coronavirus pandemic will also be provided TBRA Assistance.

Homeless Services

The City, in partnership with local nonprofit agency - Strive2Thrive, administers homeless assistance to homeless persons or those at risk of homelessness. Referrals from local shelter agencies are made for short-term and medium-term rental assistance to individuals and households. Case management and support services are provided to include counseling, referrals, and other services. The City will partner with local agencies in award of CARES Funding to assist LMI households impacted by the Coronavirus pandemic.

Homeownership Services

The City's Affordable Homeownership Program (AHOP) reduces 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 is made available to assist with housing financing to include down payment assistance, closing costs, and first and second mortgage assistance. Additionally, the City is a HUD-approved Housing Counseling Agency with a HUD-Certified Housing Counselor on staff. Housing counseling services are required for prospective homebuyers to educate and adequately prepare them for homeownership.

CDBG-DR

Disaster recovery initiatives with CDBG-DR will be undertaken by Albany/Dougherty County.

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	30
Special-Needs	1
Total	91

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	76

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 nonprofit 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 nonprofit and for-profit housing providers to construct, rehabilitate, and maintain affordable housing. DCED 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

Annual Action Plan

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. Actions: Assist 50 households with TBRA including impacted by Coronavirus pandemic; provide funding to LIHTC projects; rehabilitate 26 homeowner units; rehabilitate 10-15 rental units; rehabilitate 2 housing units for sale (CHIP).

AP-60 Public Housing – 91.220(h)

Introduction

The Albany Housing Authority (AHA) is an independent entity that helps 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. Also, with CARES Funding, AHA will address priority needs of its 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 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. PHAs are experiencing reduction in this funding, however, availability of these grant funds allow AHA to continually improve the quality of its housing stock in making capital improvements on a consistent basis.

AHA has plans for revitalization of the West Central Albany area in partnership with a private developer seeking Low Income Housing Tax Credits (LIHTCs) for an affordable, rental housing project. Planning for the project was initially funded by a Choice Neighborhoods Planning Grant and implementation will

entail demolition of identified 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 and LIHTCs.

The revitalization efforts are 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.

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.

Additionally, the City will support AHA in efforts to assist its residents with available CARES Funding and households impacted by the Coronavirus pandemic.

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 and Community Development Block Grant – Coronavirus (CDBG-CV);
- Implementation of a Homeless Prevention Program Rapid Re-Housing with a Homeless Prevention ESG Grant and Hotel/Motel Voucher Program for prevention of the spread of the Coronavirus; and
- Georgia Department of Community Affairs Housing Trust Fund (McKinney-Vento) in maintaining programmatic compliance.

Over the past few years, 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 organized as a state certified, nonprofit agency. The Coalition will continue to partner with local service providers, faith community representatives, public agencies in an effort to provide priority services to 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 serves as a guide in reducing homelessness. This plan provides the long-term blueprint for the needs and associated steps that need to be taken to decrease homelessness in our community. The Coalition was recently approved as a State of Georgia, 501(c)(3) nonprofit enabling the organization 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, serving 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 nonprofit 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 fundraise and consider opportunities to apply for and 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 Albany-Dougherty County.

To assist with outreach to homeless persons, the City plans to continue to partner with local nonprofits providing emergency and transitional housing and related services. DCED will continue to partner with the Albany-Dougherty Homeless Coalition to host the annual 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
- <u>Women and children</u>: Establish relationships with resource providers, hold a kids expo, identify a corporate sponsor
- <u>Non-English Speakers</u>: 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 to provide rental vouchers, emergency shelters, and transitional housing. The City will allocate \$113,175.00 of its CDBG Funds for homeless programs in FY 2020-2021. A portion of this funding will serve as a match to the City's anticipated Emergency Solutions Grant (ESG) Award competitively awarded through the Georgia Department of Community Affairs (DCA) during the last quarter of each year.

Additionally, the City will be provided additional ESG funding from DCA to temporarily administer a Hotel/Motel Voucher Program to pay for temporary lodging of homeless persons and households. Additional ESG funding will also assist the city in continuing operation of its Rapid Re-housing Program that provides rental subsidies and assistance with utilities and security deposits. These additional resources will be critical in addressing Albany's Coronavirus outbreak.

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 (HUD VASH for veterans, 90Works, 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 nonprofits 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 crisis 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 they 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 homeless individuals 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 will continue to partner with Liberty House of Albany, HUD-Veterans Affairs Supportive Housing (HUD-VASH), 90Works, and Open Arms, Inc. and solicit the partnership of other agencies that provide emergency or transitional housing or support services. All participant data must be entered into the Client Track database to eliminate duplication of services and to track client progress.

The City also provides funding to a local nonprofit, Albany Second Chance, and this agency serves individuals that have been discharged from correctional institutions. Participants are provided assistance with espungement of criminal records, housing, and employment opportunities. Training is provided to these participants to ensure better transition from correctional institutions back into society as functioning individuals. Also, each is assisted with soft skills development, resume writing, and interview skills to improve job readiness.

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. In partnership with local nonprofits and available resources provided through the City, the priority needs of the homeless population will be addressed. With the use of CARES Funding awarded through the state and federal allocations, the City will seek to place homeless individuals and households within stable and suitable housing.

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. Additionally, the Plan identifies strategies for the City and its partners to undertake in positively impacting the lives of homeless individuals and households. In an effort to encourage development of affordable housing, it is essential that resources to include subsidies are provided to private developers. With use of local tools such as code enforcement, initiatives of the Mayor and Board of Commissioners with respect to elimination of blight, Keep Albany Dougherty Beautiful, and Fight Albany Blight, neighborhoods will be attractive and invite private developer interests in affordable housing development. These efforts will be essential to redevelopment and revitalization of neighborhoods that house affordable housing developments.

Barriers that could exist as it relates to households impacted by the Coronavirus will eliminated. The City will seek to assist impacted households through the provision of rental subsidies/subsistence payments up to 100% per eligible household. Since March 2020, many households struggle with maintaining housing due to furloughs, loss of household income, or unemployment. Aiding these LMI households in maintaining housing will be a priority for the City.

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 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 and local boards considers requests such as variances, design options, and density considerations from private developers in an effort to increase affordable housing. The City offers developer subsidies to encourage development of affordable housing and financing to low and moderate income prospective homebuyers. Additionally, local zoning regulations permit multi-family, workforce housing developments, senior housing, and housing for disabled persons. Working in partnership with property owners through enhanced code enforcement and initiatives of Fight Albany

Blight and private developers, there will be increased collaboration. To alleviate affordable housing barriers, careful and deliberate zoning actions will attract developers of affordable housing.

The Albany-Dougherty Land Bank also creates opportunities for affordable housing development by making vacant land available for purchase and redevelopment. The intent is to ensure that properties are returned to the tax digest, while also providing housing opportunities within the community.

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.), 90Works, and other agencies.

To ensure that households that have been impacted by the COVID-19 pandemic maintain safe and quality housing, the City will provide rental assistance/subsistence payments. This assistance will include payment of rent and utility costs up to 100% of total monthly costs per eligible household.

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 assistance provided to Albany-Dougherty County 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%. The City will also seek to solicit independent grocers to areas of food deserts which are also located heavily within the City's NRSAs. Food insecurity and access to fresh produce and vegetables is vital to promote healthy living for low and moderate income households.

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.

Also, to ensure that LMI households are provided access to needed community resources and services, one of the City's local internet providers, Mediacom Communications offers Connect2Compete which subsidizes WiFi services for low income households. This internet service provides low-cost, high-speed internet service to students (K-12) who qualify for free or reduced-price lunches through the National School Lunch Program. Eligible households pay \$9.95 per month to receive the home internet service, and equipment and installation fees are waived. This service helps underserved households and extends learning from the classrooms to the home. Since 2019, more than 2,000 households now have broadband access that did not previously have a home internet service.

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.
- Support the Albany-Dougherty Land Bank in sale of vacant property for planned redevelopment to include housing.
- 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 as a priority program and during emergencies and natural disasters.
- 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 mixedfinanced 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.
- Provide temporary rental assistance to persons and households exiting shelters in need of more stable housing.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners and

Annual Action Plan 2020

- 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 continues 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 ersources and services on the pathway to self-sufficiency.

Also, the City partners with Strive2Thrive which is a local nonprofit agency that seeks to empower low income households in overcome poverty and becoming productive and inclusive community members. Individual and family case management is provided to household members, and an Action Plan is created to serve as a guide in goal attainment. Additionally, household needs are assisted in partnership with other local agencies to include: housing, child care, job training, mental health services, and educational attainment to include GED services.

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. Partners include Albany State University, Department of Family and Children Services, Aspire, and other local nonprofits that serve LMI persons and households.

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 governement 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 were 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.

Also, in light of the COVID-19 pandemic, the City will seek to provide business assistance, rental assistance, and funding to carryout critical public services to benefit LMI households that have been impacted by the pandemic.

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 2020-2021 is at minimum, 70.00%. Annually, the City exceeds this threshold in serving low and moderate income persons through delivery of various programs and services.

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	706,934
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.	168,057
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:	874,991

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 2020 74

as follows:

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

The HOME Program under §92.205 allows basic types of activities, including: homeowner rehabilitation; homebuyer (construction, acquisition or acquisition and rehabilitation); homebuyer assistance (down payment assistance, closing costs, mortgage loan assistance, principle write-down of for sale housing); rental (new construction, acquisition, rehabilitation, or acquisition and rehabilitation); and Tenant-Based Rental Assistance.

The City's DCED currently operates several types of housing programs utilizing HOME funds including:

- Affordable Homeownership Program (AHOP) that provides homebuyer assistance;
- Housing Development Program (HDP) that finances single-family and rental housing development undertaken by the City, developers, or CHDOs;
- Tenant-Based Rental Assistance Program (TBRA) where rental subsidies are provided to renters;
- Homeowner Rehabilitation Program that provides building code-related repairs to homeowner properties; and
- Acquisition and Rehabilitation Program where properties are acquired for rehabilitation and made available for sale or rental.
- 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 Grantee Unique Appendices for the full version of the City's Resale/Recapture provisions for the City's guidelines used for homebuyer activities.

HUD has issued new HOME Investment Partnerships Program (HOME) Homeownership Value Limits ("95% limits") for 2020 that are effective April 1, 2020. In order to ensure that HOME-assisted housing is modest and non-luxury, DCED will use the following method:

- The housing (whether HOME funds are only used to acquire the home or, to purchase and rehabilitate the home or to construct a new home) must be modest and have a purchase price of not more than 95% of the median area purchase price in accordance with § 92.254(a).
- If rehabilitated, have an estimated after-rehab value of not more than 95% of the median area purchase price for housing in Dougherty County/Albany, GA MSA as found at https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/.
- The family who receives assistance to become a homeowner, is subject to either resale restrictions or recapture requirements to ensure the property's continued affordability in compliance with

- Section 92.254(a)(5) of the HOME Final Rule.
- DCED utilizes a recapture policy that requires the recapture of HOME-assistance in the event the
 homebuyer does not continue to live in the home as their principle place residence for the duration
 of the required affordability period. However, when the only assistance provided is to the developer
 to assist with construction and/or development costs and there is no direct assistance to the
 homebuyer, a "resale" requirement must be put in place instead of "recapture".
- 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 Grantee Unique Appendices for the full version of the City's Resale/Recapture provisions for the City's guidelines used to ensure affordablility of units acquired with HOME funds.

Housing units acquired with HOME funds are determined "affordable" when they benefit incomeeligible households whose annual household income does not exceed 80% of the median income for Albany, GA MSA as found at:

https://files.hudexchange.info/reports/published/HOME IncomeLmts State GA 2020.pdf.

When funding is advertised (newspapers, public notices, flyers, social media, and in partnership with local agencies and developers) and made available, applications are received by prospective applicants on a first-come, first-served basis. Applications are made available on the City's webpage or in the office via hard copy. Local agencies also maintain applications on their webpages or offices via hard copy. Upon receipt of completed applications, DCED and its partners will provide available assistance and will utilize a written waiting list that is arranged in chronological order of the date of the application and is maintained in this order to the extent practicable. For the Housing Development Program, the City accepts applications from developers anytime during the year, either by advertising an RFP or a limited application solicitation.

DCED's TBRA Program has preferences/criteria for rental tenants that fall into the below categories:

- 1. Homeless (per HUD's federal definition), employed, income eligible
- 2. Elderly (62 years or older per HUD's federal definition); income eligible,
- 3. Disabled persons; income eligible
- 4. Employed, income eligible

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.
sat pro	e City will ensure that the program-specific requirements for both the HOME and CDBG Programs are isfied. Additionally, applicable HOME Agreements and Contractual Agreements that identify specific eject delivery information, including benchmarks/milestones with realistic deadlines, will identify ecomes and measureables are satisfied with awarded funding.

Attachments

Citizen Participation Comments











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

Enterprise Neighborhood Revitalization Strategy Area (NRSA)

Please plan to attend the Community meeting for a discussion on important issues and formulation of neighborhood goals.

Your input will assist in formulation of the Enterprise Neighborhood Revitalization Strategy Area and development of strategic planning goals.

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

Thursday, July 11, 2019 6:00 P.M.

Cutliff Grove Baptist Church 835 W. Broad Ave, Albany, GA

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 Shelena Hawkins:

> (229) 483-7650 shawkins@albanyga.gov

SWOT ANALYSIS

(Cutliff Grove Community Meeting - 7/11/2019)

STRENGTHS	WEAKNESSES
Proximity to Downtown Faith Based Organizations Partnerships World vision for disaster Community resources Historical district	Crime Flooding Homeless programs/residents Learning skills/educational attainment Roads City leaders do not stand up for residents City parks need logo for identification City parks need to be taken care of Food deserts Affordable housing inventory City needs to clean and cut the grass on Martin Luther King Drive
OPPORTUNITES .	THREATS
Rehab Living skill set C.E.T.A. Program (DCED needs to lobby this program) Employ homeless residents Commercial developers/businesses Youth Goals (recreational activities and tutorial programs) Family education Recreation center in Southwest Albany	Drugs Landlords are not fixing up their properties Need for developers Build quality homes High utility bills Health



Community Meeting Needs Assessment Cutliff Grove Baptist Church 853 W Broad Ave, Albany, GA Thursday, July 11, 2019 6:00 P.M.

AGENDA

Purpose of the Enterprise Revitalization Plan Meeting 2016-2021 Consolidation Plan Priorities Shelena Hawkins

Economic Development Loans for Businesses Affordable Homeownership Program (AHOP) Barbara Francis

Planning Initiatives
Proposed Development (Commercial/ Residential)
Land bank purpose and initiatives
Purpose of Flight Albany Blight/GICH
Carolynn Segers

SWOT Analysis Shelena Hawkins

Agenda Community Meeting –Needs Assessment July 11, 2019

Greetings

Minister Dr. Juanita Nixon

Invocation

Reverend Solomon Loud New Beginnings Church

Introductions

Minister Dr. Juanita Nixon

2016 2021 Consolidated Plan - l'ive Year Priority Needs Ms. Shelena Hawkins & Staff

Remarks

Mayor Dotothy Hubbard

Jimal Remarks

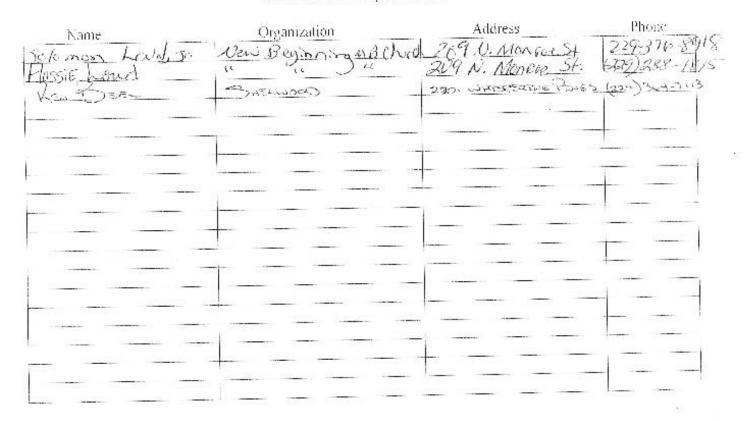
Minister Dr. Juanita Nixon

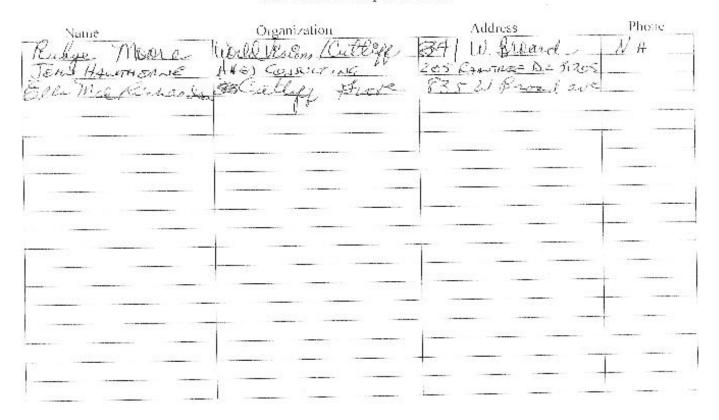
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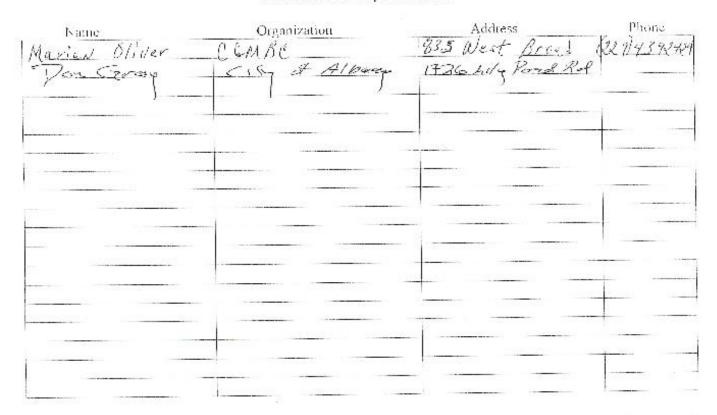
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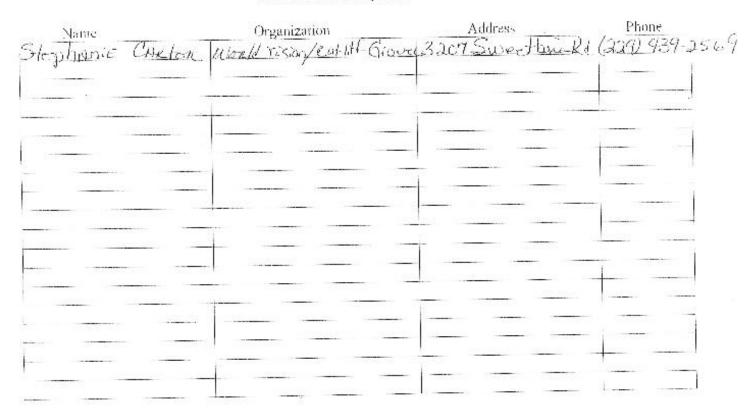
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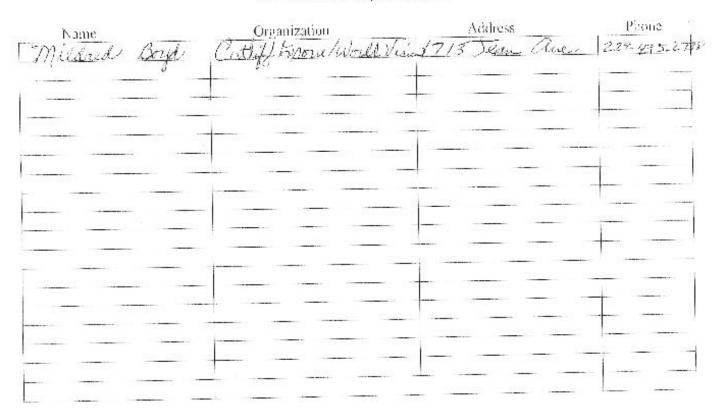




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Dukes Legislative And Community Report

The Senate voted 35 to 19 to approve Senate Bill 463. The bill would require election officials to add precincts, poll workers or voting equipment in future elections to address long lines. It requires county election superintendents to take action if voters wait in line for more



by Rep. Winfred Dukes

than an hour before checking in to vote. The bill drew sharp criticism from Senate Democrats who fear it would cause confusion among voters who wind up in new precincts, especially during this year's Presidential Election Cycle. Following are other bills that have passed their respective chambers.

Senate Bill 386 would expand the pool of students with special education needs eligible for state-paid aid to attend private schools. Mothers would get six months of Medicaid health insurance under House Bill 1114, up from the current two months. Under House Bill 1037, all film projects would undergo audits before claiming tax credits.

House Bill 105 would impose a 50-cent-per-ride tax on ride-hailing services, taxis and limousines, instead of making them subject to regular sales taxes. Ride-share companies and their customers have, until now, avoided paying taxes in Georgia, but that would change as of April 1. The fee would raise up to \$40 million annually. This bill passed both the House and the Senate.

State, college, university and K-12 employees would qualify for three weeks of paid leave after the birth or adoption of a child under House Bill 1094. The state would require 30 years of care and monitoring for coal ash ponds but would not require utilities to excavate and bury the coal ash in lined landfills under House Bill 929. It would raise dumping fees under House Bill 959 and Senate Bill 123 and require notice of draining of ponds to local governments.

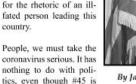
Sexual offenders who are convicted twice of a felony would be subject to lifetime electronic monitoring under House Bill 720, which seeks to resume the practice after a court overturned it. This legislation also requires the state to establish a tracking system for sexual assault kits and the medical board to take action if a doctor sexually assaults a patient.

Senate Bill 327 would require certain employers to provide reasonable break time for nursing mothers to pump breast milk.

Sources and for more information visit: http://www.legis.ga.gov, www.ajc.com.

ALBANY AND THE CORONAVIRUS

It is pathetic to know that people in the United States of America, the most powerful country in the world, are still falling for the rhetoric of an illfated person leading this country.



By James Williams

trying to make it into some political hoax. This person has no scruples when it comes to human beings. He thinks that he is god and everything he does and says is about him and no one else. This virus is a very serious health problem, it is nothing to take lightly because anyone can contract it, none of us is immune to it.

Common sense should tell us if the whole world is doing something by trying to sustain this virus, and the United States is still standing without providing the testing for her unfortunate people to get tested, then something is wrong in Albany because we need to have testing too. People are frightened by a virus that is worse than any other we've had; therefore we all should be cognizant of it because the joker, that is the leader, does not realize it is not joke and he can contract it as well as anyone else.

We, in Albany, must pay attention to the preventive measures to help the none spread of the coronavirus. Use hand sanitizer, constantly wash hands with soap and water at least 20 seconds and stay away from large crowds. But most of all, we have someone larger than the coronavirus protecting us. He is allowing us to go through this virus; but he, our father God, will bring us out.

From here on is an attachment to the above because of fears of the coronavirus from our Secretary of State, Brad Raffensperger, in Atlanta, Georgia: The Georgia Election Officials are postponing the State's March 24th Presidential Primaries until May 19 because of the coronavirus. Early voting will be halted, this includes Albany, and the Election will be moved to May 19th when Georgia's other 2020 Primary Elections are being held. This action followed Republican Governor Brian Kemp's signature of an emergency declaration that unlocked sweeping powers to fight COVID-19. In a speech on Saturday, March 14, 2020, the governor renewed a call for places of worship, schools and others to consider canceling large gatherings as cases of the virus rise in the State.

Comments are welcome at changingmindsinalbany@ vahoo.com

ALBANY STATE UNIVERSITY TO POSTPONE EVENTS MARCH 13 - APRIL 3

PY 2019-2020 847,012

FY 2016-2019 975,000

8282-3919 8282-3919

PY 2018-2019

NOTICE OF PUBLIC HEARING

I. Summary of Proposed P7 2020-2021 Action Plant

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The Cav of Allows, Coreda, to preparate by Action P1 2020-2021 (July 1992-2004) (Action P1 2020-2021) (Action P1 2020-2020) (Action P1 2020-2021) (Action P1 2020-2021) (Action P1 2020-

FY 2019-2019

FY 2019-2019 815,000

FY 2016-2019 FY 2016-2019

ALBANY, Ga. - Over the last several weeks, Albany State University (ASU), the University System of Georgia (USG) and the Department of Public Health (DPH) have been monitoring and evaluating the activities associated with the Coronavirus (COVID-19).

While we have worked hard to prepare for the spring events, the health and safety of our campus, alumni, community and prospective students takes priority. For

CROSSOVER PASSES AND FAILS BEFORE SESSION SHUTDOWN

Georgia legislators passed bills to tackle gangs, impose a tax on ride-share companies and clean up environmental waste before taking a break from the constitutional 40-day Legislative Session due to the coronavirus emergency. Proposals on gambling, guns and religion fell short before midnight on Crossover Day, the deadline for bills to clear either the House or Senate.

Bills Passed

A proposed state budget would give teachers a \$1,000 pay raise, half of the \$2,000 raise sought by Gov. Brian Kemp. The budget also would add 2% pay raises for state employees and government workers, and as much as 5% more for those in high-turnover jobs, including food safety inspectors, corrections officers and mental health workers.

House Bill 949 would change Georgia's personal income tax to a flat rate of 5.375% from the current graduated system. This will primarily benefit highincome earners (88% of the benefit will go to those making more than \$108,000. Georgians earning between \$38,000 and \$108,000 per year will pay an average of \$5 more per year in taxes). The General Assembly previously reduced the top income tax rate from 6% in 2018. The tax cut under House Bill 949 would cost Georgia's government about \$250 million a year, according to a state estimate.

People accused of gang crimes could face harsher punishments under a bill that cleared the Georgia House. Critics of House Bill 994 say it would put more juveniles in the adult court system without reducing crime.

Bills Failed to Pass

A proposal for Georgians to vote on expanding gambling never came to a vote in the state House. The legislation, House Resolution 378, would have sought an amendment to the Georgia Constitution to allow pari-mutuel wagering, casino gambling and sports betting.

The state Senate failed to approve a bill that would have allowed faith-based adoption agencies to refuse to place children with same-sex couples or those with different religious beliefs. Supporters of Senate Bill 368 said it would allow birth mothers to ensure their children grow up with a specific religious background, but opponents said it's blatantly discriminatory.

Legislation for gun owners to be able to brandish their firearms failed to advance to a Senate floor vote. Under Senate Bill 224, licensed gun owners also would have been allowed to carry their weapons in churches and in courts when there are no judicial proceedings. Under current law, a person who pulls a gun on someone can be charged with felony aggravated assault.

The Georgia House voted down a proposal to tax vaping and other nicotine products. The measure would have also cut in half the tax on smokeless tobacco products. Since House Bill 364 failed, vaping products will remain subject to Georgia's sales tax but carry no additional levy. Cigarettes are taxed at 37 cents per pack in Georgia.

Two bills tackling issues at the state's nursing homes and assisted living facilities stalled this week. A broader bill, House Bill 987, passed the House earlier this year. House Bill 955 focused on helping make sure local coroners or medical examiners are notified of unexpected deaths in senior care homes. It stalled in committee amid concerns from the nursing home industry. House Bill 849 called for families to be allowed to install "granny cams" in rooms at nursing homes and assisted living facilities to monitor what's going on with their loved ones.

Sources and for more information, visit http://www.legis.ga.gov, www.ajc.com.

'It's a weird thing' ... Coronavirus grounds state legislature to a halt

By Beau Evans

Capitol Beat News Service

ATLANTA - As the Georgia Senate gaveled out Thursday, capping the most hectic day so far this legislative session, state lawmakers left the chamber wondering what's next as the coronavirus outbreak grows in Georgia and the U.S.

The state legislature's shutdown at the height of its busiest stretch due to COVID-19 is one of the strangest things to happen in the 27-year political career of Sen. Ed Harbison. He agreed lawmakers ought to disperse, but sensed the moment was unique in the history of Georgia politics.

"It is something entirely new for e," said Harbison, D-Columbus, one of the Senate's longest-tenured members. "It's got a funny feeling to it, I'll tell you."

As of Friday afternoon, 42 cases of the respiratory virus had been confirmed in Georgia and one per-son had died from it. State health officials have urged vulnerable populations like people age 60 and older and those with chronic health issues to avoid crowds, stock up on supplies and prepare to stay at home in the event of a worse outbreak. The General Assembly ground

to an indefinite halt after quick perfunctory floor meetings Friday morning. Lawmakers now join several school districts across the state, the national college basketball championship and the be loved Masters golf tournament in Augusta in deciding to disband for the foreseeable future.

But the legislature, which wrapped up the 29th day of its 40-day session Friday, still managed to push out numerous bills on the final "crossover" deadline by which leg-islation originating in one chamber must advance to the other. Lawmakers passed measures on college hazing crimes, voter precinct changes, anti-gang penalties and the ability of child abuse victims

to sue as adults.

"I think we got all of our work done," said Sen. Jen Jordan, D-Atlanta. "But it's a mess. It's a

weird thing."
The decision on when to resume for the session's home stretch will be up to Lt. Gov. Geoff Duncan in the Senate and Speaker David Ralston in the House. They said jointly Friday the legislature would pick back up "at a future date to be determined."

Legislation proposing changes to the state's foster care system, surprise hospital billing practic-es and a flat fee on ride-hailing trips via Uber and Lyft hang in the balance without the General Assembly in session. Lawmakers also still need to wrap up debate and adoption of the state's fiscal 2021 budget, which is their only legal duty under the Georgia Con-

Budget makers in the legislature will also be watching for signs of a slowdown in state tax collec-

tions should the virus scare send consumer spending plummeting in Georgia. Gov. Brian Kemp said this week he will pull \$100 million from the state's \$2.8 bil-lion reserves to fund coronavirus prevention and response efforts. That route is being taken over asking state government agencies to further reduce their budgets, with lawmakers already having approved millions of dollars in cuts through June 30.

Meanwhile, some state lawmak-ers are worrying about the impact the session's abeyance could have on their fast-approaching bids for re-election. More than 40 sitting state lawmakers have drawn opponents in the May 19 primaries, but Georgia law forbids General Assembly members from fundrais-ing while the legislature is in session - which, technically, it still is.

Sen. David Lucas, who faces a primary challenger in his Macon district, lamented that he and others vying to keep their seats could be at a disadvantage while the session waits in limbo.

"It has a hell of an effect on elections when your opponent can raise money and you can't get out and campaign," Lucas, a Democrat, said. "Hell, this is campaign sea-son. I've got opposition."

For others, the danger corona-virus poses to vulnerable Georgians cast a shadow on the daily numdrum of bill wrangling at the state Capitol. Sen. Renee Un-terman, who has served in the legislature since 1999, said the tense atmosphere created by the virus reminded her of how the Sept. 11, 2001, terrorist attacks brought a humbling perspective to the work involved in chiseling Georgia law.

"It's the same exact feeling," said Unterman, R-Buford. "Anytime there's an emergency, au-tomatically you become so con-sumed with health, safety and welfare that other things become trivial.

MEET

From A1

each night, sharing latest information on the coronavirus pandemic that in a matter of days has catapulted the local hospital system from wary observer to ground-zero participant in efforts to contain and minimize the impact of the virus.

Joe Austin, Phoebe Putney Memorial Hospital's CEO, dis-cusses supply issues, and Rice, as well as others around the large conference table, weigh in on the topic. Rice urges those gathered

to keep the Phoebe staff under their charge on task, focused on the very real situation they now confront.

"We started meeting with this group about 3 1/2 weeks ago, not on a daily basis at first, but about three times a week," Phoebe Health System CEO Scott Steiner said after leaving the meeting with a visitor, "We have been monitoring the situation all day every day, though, helping with messaging and working with community leaders in an attempt to manage what's going on locally and with the state

"We started meeting daily last week, and now we have the early-morning meeting, break-out sessions around 11 a.m. with all of our employees, and another meeting around 4 p.m. to talk about what's gone on during the day, what



Staff Photo: Carlton Flatcher

Phoebe Putney Health System Manager of Emergency Preparedness Gary Rice listens to remarks from the Phoebe hierarchy during a situation-room meeting at Phoebe Putney Memorial Hospital Friday

concerns anyone might have. This leadership team has been here to 9:30 at night and later, then right back at it the next morning. We're doing every-thing we can to make it clear to all of our employees that this is a very real situation that's evolving all the time."

Among the Phoebe officials gathered for the daily strategy sessions are Steiner, Austin, Rice, Chief Operations Officer Jeff Flowers, Chief Financial Officer Brian Church, Chief Human Resources Officer Tony Welch, Medical Direc-

tor of Emergency Services Dr. James Black, Phoebe Chief Medical Officer Dr. Steve Kitch-en, Vice President of Patient Logistics & Care Coordina-tion Kim Whitley, Director of Phoebe Care Command & Central Staffing April Little, Emergency Preparedness Spe-cialist Julie Miller, Senior Vice President of Revenue Cycle & Organizational Improvement Jane Gray, Vice President of Supply Chain Trey French, Senior Vice President and Gen-eral Counsel Dawn Benson, Chief Medical Information

Officer and Medical Director of Women & Children's Services Dr. Bill Sewell, Chief Nursing Officer Evelyn Ole-

nick, Assistant Vice President of the Center for Learning & Innovation and Nursing Education Tracy Suber, Infection Prevention Specialist Donna Matthew, Chief Risk Officer Bob Farr, Vice President of Operations Brad Hallford, and Director of Public Relations and Communications Ben Roberts.

Not present but in constant contact were Phoebe Sumter CEO Brandi Lunneborg and Phoebe Worth CEO Kim Gil-

"Before this (virus) became the focus of the entire country, we started preparations," Steiner said. "One of the smart things the team did was order a lot of supplies. We saw what was coming, and we ordered well above what was normal. Now we have an abundant supply of masks and hand sanitizer that's helped us prepare for the current state of emergency.

"That's why I believe these meetings are vital as we move forward. We are relying on the trained professionals on our staff to help meet the needs of the community as this situation evolves. The region can rest assured, though, that we aren't leaving. We're on this as a team — 24-7.

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2020-2021 Action Plan:

The City of Albany, Georgia is proposing its allocation of Community Development Block Grant (CDBC) and Home Investment Partnerships Program (HDME) funding in its processed FY 2000-2021 Action Flan. A putilic hearing is required by the City's Clitten Participation Flan and U.S. Department of Housing and Urbans Development (HDI) Regulations to see elicizes injust prior to submission to HUI). To date, the City has not received its formula allocations from HUID, and the below activity budgets may be procedurately increased or decreased from the estimated furning levels to match adoust allocation amounts.

CDBG Allocation:			HOME Allocation:		
Estimated 2020-2021 Grant Award:	\$	890,731.00	Estimated 2020-2021 Grant Award:	\$	456,215.00
Estimated Program Income:	8	762,375.00	Estimated Program Income:	\$	160,135.00
Total Estimated CDBG Grant Allocation:	\$	1,653,106.00	Total Estimated HOME Grant Allocation:	\$	616,350.00
CDBG Administration	8	330,621.00	HOME Administration	s	61,635.00
Section 108 Loan					
Repayments	\$		Developer Assistance	\$	98,472.00
Disposition	S S		Affordable Homeownership Program	\$	95,000.00
Loan Servicing	S	147,901.00	Down Payment Assistance	S	5,000.00
Rehabilitation			Tenant Based Rental Assistance		
Administration	5	52,561.00	(TBRA)	\$	265,000.00
Public Service		100,000.00	CHDO Set-aside	8	68,432.00
Homeless Programs	5	107,066.00	CHDO Operating	\$	22,811.00
Fair Housing	\$ \$	5,000.00	V20000000000000	\$	616,350.00
Housing Rehabilitation	S	131,963.00			
Microbusiness Enterprise					
Center	\$	300,000.00			
Section 3 Job Training	\$	10,000.00			
Parks and Recreation	\$	10,000.00			
Housing Courseling	S	29,065.00			
Rental Rehabilitation	S	100,000.00			
	4	1.653.106.00			

nent to FY 2018 and 2019 Action Plans

The City of Albany, Georgia has made substantial amendment of FY 2018 and 2019 Action Plans. The arm to modify the Community Development Block Grant (CDBG) and Home Investment Partnerships Program or modify the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (RDME) but and or delete projects. A public hearing is required by the Cty's Cissen Participation Plan and U.S. Departm tousing and Utilize Development (HUD) Regulations.



A RESOLUTION - 25 - (C)/(c) ENTITLED

A RESOLUTION APPROVING BY 2020-2021 ANNUAL ACTION PLAN; REPEALING PRIOR RESOLUTIONS IN CONFLICT AND FOR OTHER PURPOSES,

WHEREAS, based upon HUD regulations and the City's Citizen Participation Plan, the City is required to furnish its Annual Action Plan to HLD by May 15, 2020; and

WHEREAS, the Community and Economic Development Department ("DCED") sought citizen participation, as well as conducted a virtual public hearing on April 30, 2020, where DCED encouraged citizens to comment and otherwise make suggestions; and

WHEREAS, a "Summary of Proposed FY 2020-2021 Action Plan" is attached hereto and incorporated by reference; and

WHERRAS, it is in the best interests of the citizens of Albany that the 2020-2021 Annual Action Plan be approved,

NOW, THEREFORE, BETT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:

SECTION 1. Approval is herein given to the FY 2026-2021 Annual Action Plan and the Director of Community and Reanomic Development is requested to submit same to HLD for review.

SECTION 2. All resolutions, or parts of resolutions, in seafflict herewith are repealed.

ATTEST:

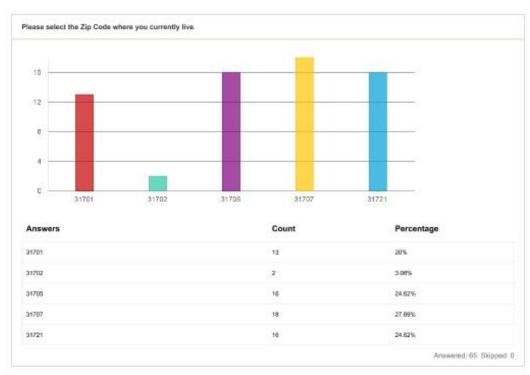
Adopted: May 5) 2020

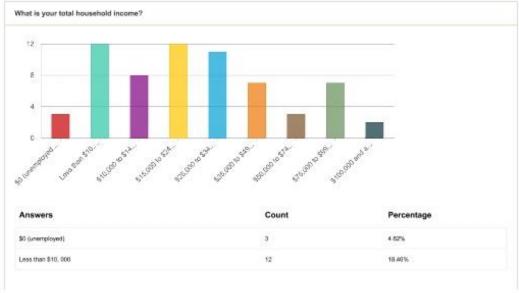
Sissi Killy-

Introduced By Commissioner: De Market

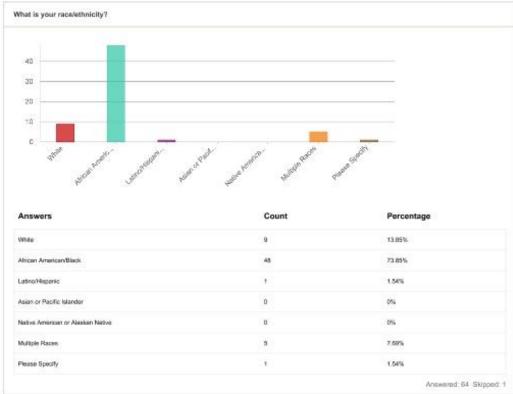
Annual Action Plan 2020

City of Albany Housing and Community Development Survey





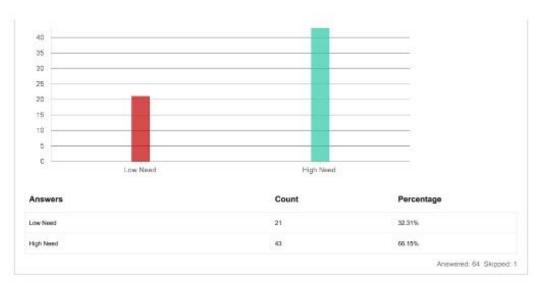


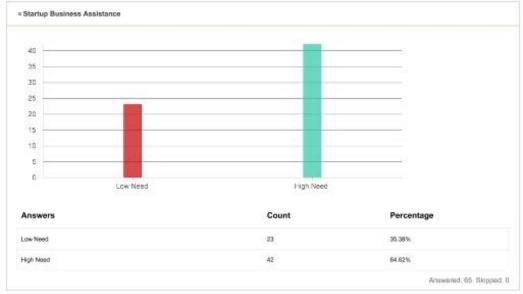


Please rank the Economic/Business Needs for FY 2020-2021 on a scale ranging from a Low Need to a High Need.

u Improvement for Storefronts/ Commercial Facades

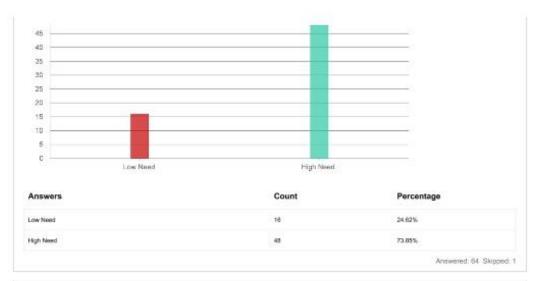
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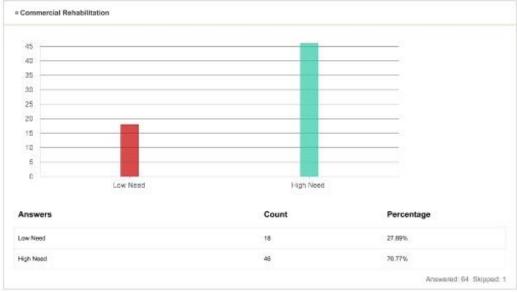




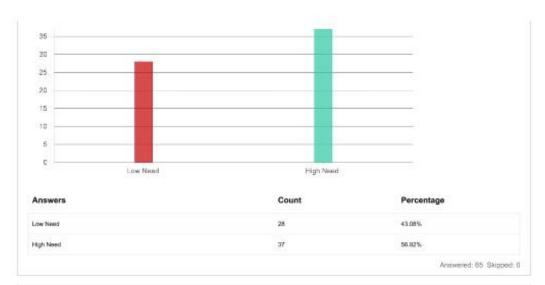
o Small Business Loans

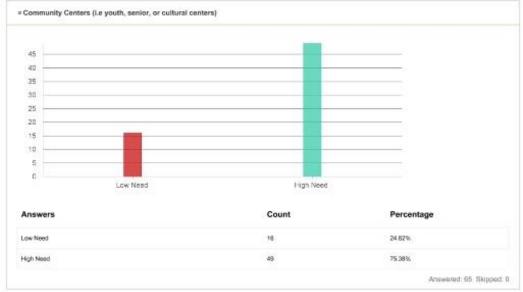
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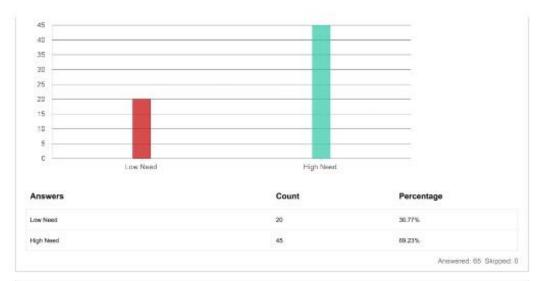


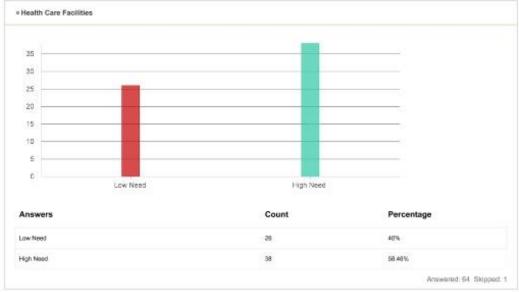




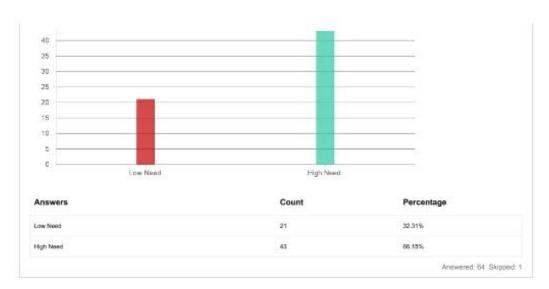




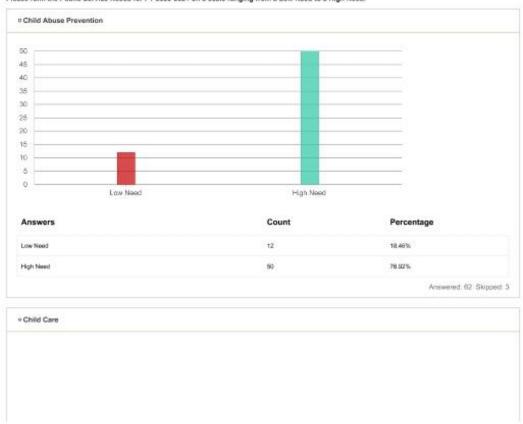




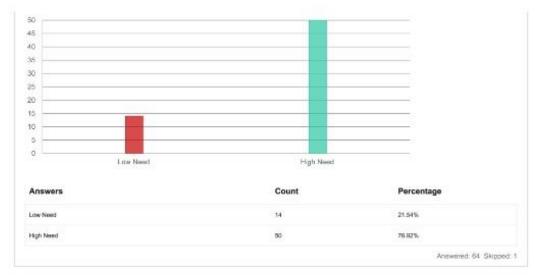


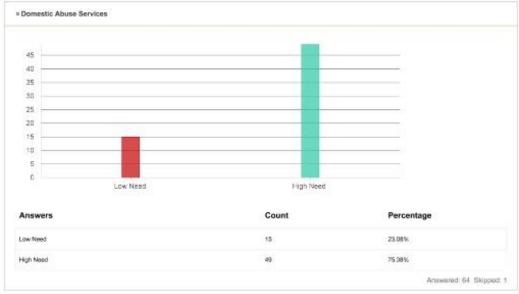


Please rank the Public Service Needs for FY 2020-2021 on a scale ranging from a Low Need to a High Need.

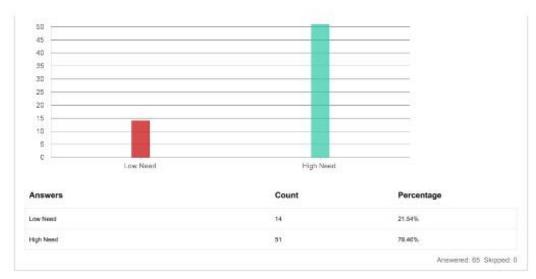


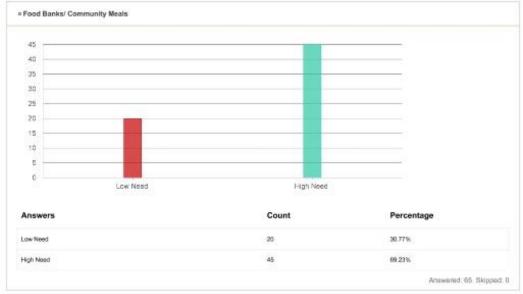
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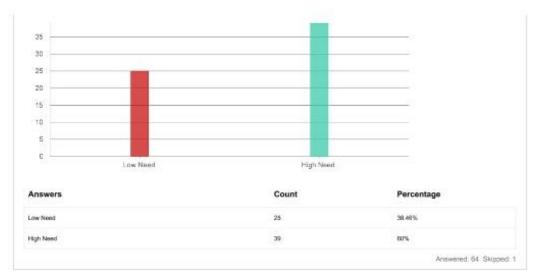


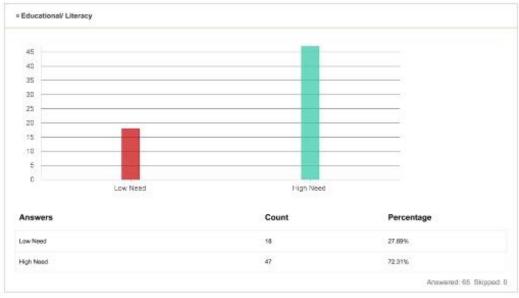




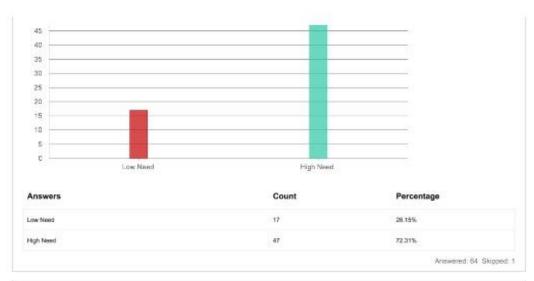






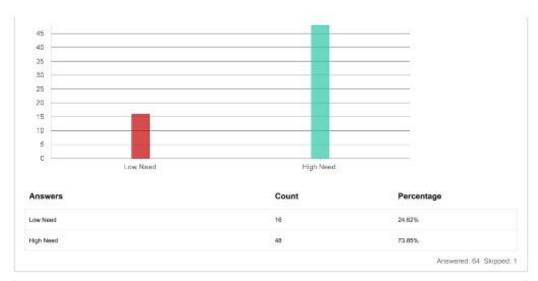


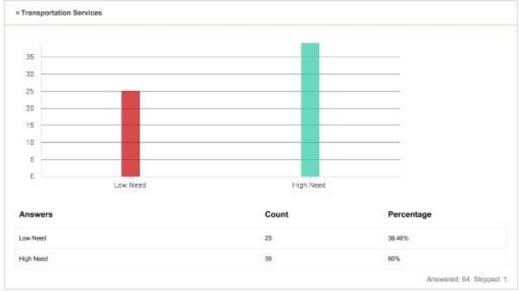




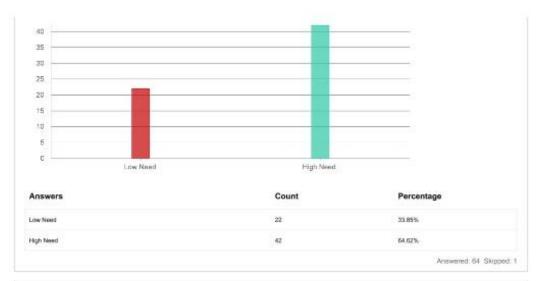


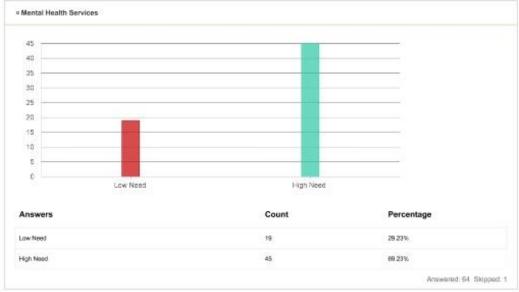




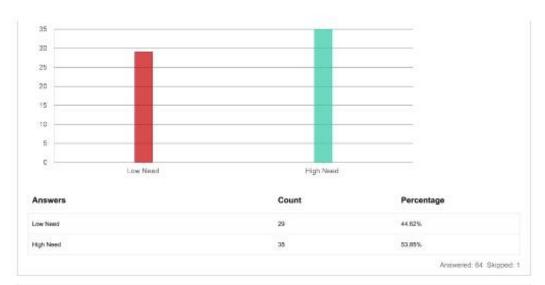






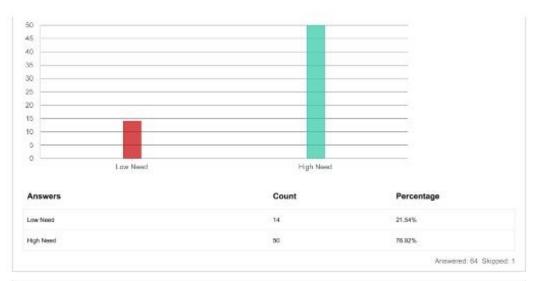






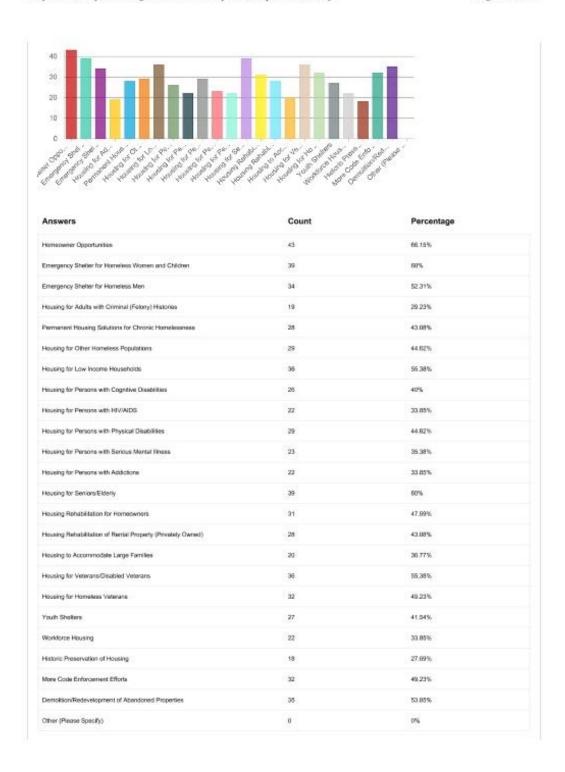


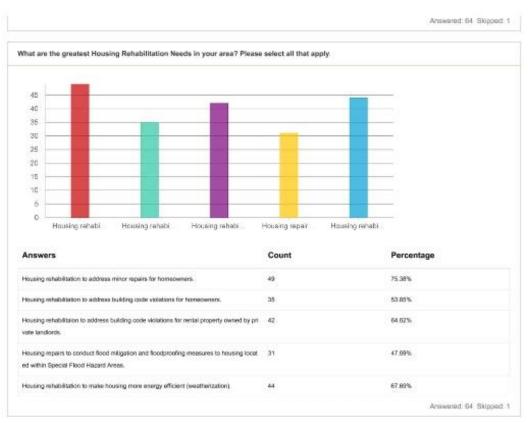


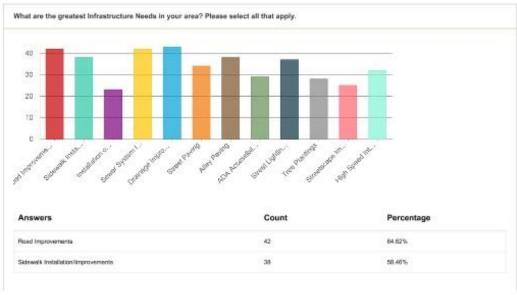




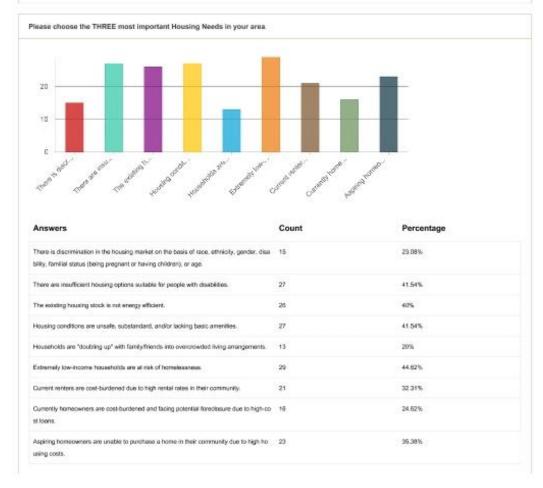


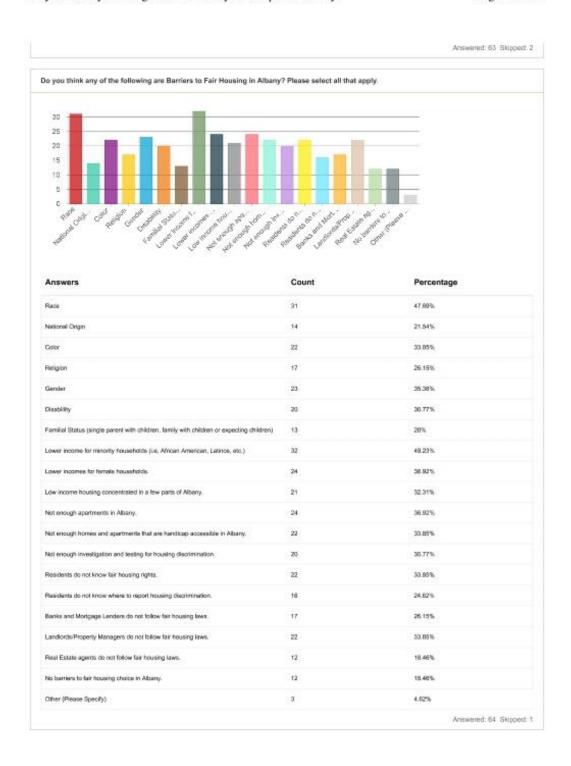


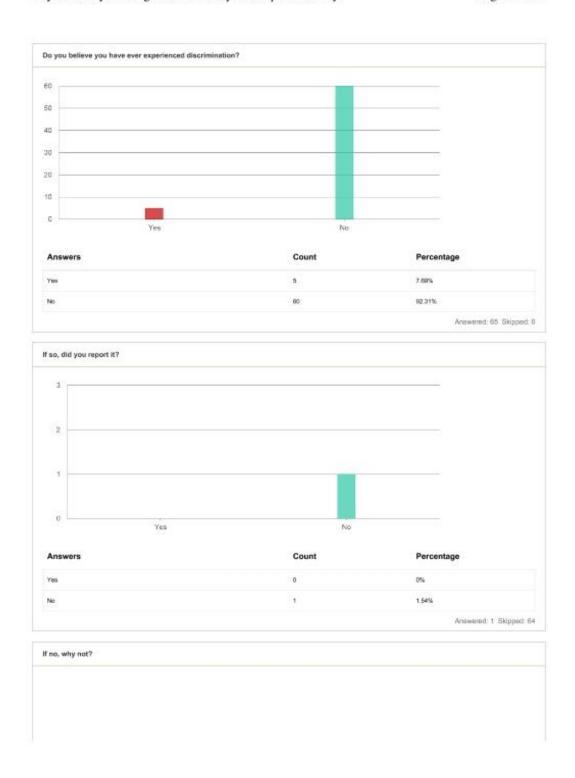


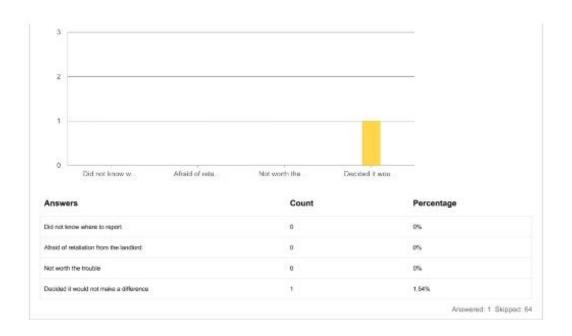


23	36.38%
42	64.62%
43	86.15%
34	52.31%
38	58.46%
29	44.62%
37	96.92%
28	43.08%
25	38.46%
32	49.23%
	42 43 34 38 29 37 28 25











Coronavirus Aid, Relief, and Economic Security Act (CARES) Funding

Media Contact: Monique Broughton Knight Public Information Officer 229.302.1341 or 229.733.2225 mbroughton@albanyga.gov FOR IMMEDIATE RELEASE Friday, April 17, 2020

Albany, GA - The City of Albany received a special allocation of Community Development Block Grant funds in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation will be issued through the U.S. Department of Housing and Urban Development and was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES) signed by President Trump on March 27, 2020 in an effort to respond to the growing effects of Albany's public health crisis.

The City of Albany, Department of Community and Economic Development will seek to prioritize the unique needs of low and moderate income persons in partnerships with its public health department, local nonprofits, and businesses. Shelena Hawkins, Department of Community and Economic Development Director states, "Because Albany has been considered a "hot spot" where the virus quickly spread, infecting over thirteen hundred residents and claiming the lives of over eighty residents, this unique federal funding will be critical in responding to our community's immediate needs."

A public hearing will be advertised in April to discuss the CARES Funding and to obtain citizen input.

For more information on this meeting, please contact Shelena Hawkins, Director of Community & Economic Development at (229) 483-7650.

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COMMUNITY & ECONOMIC DEVELOPMENT

RO. Box 147 Albany, GA 31702 | Phone: 229.483.7650 | Fax: 229.430.2737 | www.albany.ga.ue



U.S. Sen. Kelly Loeffler, R-Ga., middle, and her husband donated \$1 million to the Phoebe Foundation's Coronavirus Relief Fund.

SENATOR

help the Phoebe Family. They were clear: They want their gift to pay for PPE for our front line staff, and that is exactly how we

will utilize their donation."

Phoebe's COVID-19 response has required the health system to use what would typically be a year's worth of PPE every 10 days or less. Phoebe's supply team has gone to ex-traordinary lengths to source and purchase PPE, often paying greatly inflated prices.

We are so grateful for this donation that will help offset our incredible, unanticipated expenses," Steiner said. "We are especially thankful that this gift is already helping us protect our staff."

The Phoebe Foundation is a philanthropic organization whose mission is to support Phoebe Putney Health System. It's COVID-19 Relief Fund was launched to help the health system serve the commu-nity during the coronavirus pandemic and to continue providing necessary services to its patients. For information on the foundation, visit www.supportphoebe.org/coronavirusrelief.

Former Valdosta State employee arrested in connection with email threats

From staff reports

VALDOSTA - A former Valdosta State University employee is in custody, charged by criminal complaint for sending threat-ening emails to victims at universities

across the country. Shawn Charles Merdinger, 50, of Lake Park, had an initial appearance before U.S. Magistrate Judge Charles Weigle from the Tift County Jail, where the defendant is currently in custody. The hearing was conducted remotely videoconferencing due to social dis-tancing restrictions in place since the outbreak of Coronavirus (COVID-19). A detention hearing is set for Thursday at 2:30 p.m.
The complaint alleges that Merdinger

sent several emails between April 16 and April 19 to addresses affiliated with individuals employed at the University of California at Santa Barbara, University of Indiana, University of Texas, University of Texas at Austin, the University System of Georgia and Valdosta State University. The messages contained threats of extreme violence to the victims and himself, as well as general threats of harm, including a specific statement targeted toward the University of Texas at Austin emailed on April 18.

"I am going to roll on faculty and ex-

ecute you in your homes in alphabetical order," a specific email reportedly sent by Merdinger read. "You might as well shut that place down. Here on out, any school faculty or student is going to be a personal, high value target for me. I'm coming in there. You better run." Merdinger was taken into custody by

the FBI on April 19 at his Lake Park hor

"Maintaining the safety of our citi-zens is a top priority for our office and law enforcement throughout the Mid-dle District of Georgia," Charlie Peeler, the U.S. Attorney for the Middle Dis-trict of Georgia, said in a news release. "I am grateful to the FBI and our state and local law enforcement partners for reacting quickly to shut down this al-leged threat."

"The FBI must take any threat to hu-man life seriously," said Chris Hacker, Special Agent in Charge of the FBI's Atlanta office. "This arrest would not have been possible without help from the Valdosta State University Police Department, the Lowndes County Sheriff's Office and the universities who received these terrorizing threats.

A criminal complaint is allegation of unlawful conduct. A defendant is presumed innocent unless and until proven guilty beyond a reasonable doubt in a court of competent jurisdiction.

RE-OPEN

From A1

and other customers are following strict social dis-tancing guidelines, for ex"Here's the reality: We have to dictate our own destiny," he said. "Just because you can go get a tattoo doesn't mean you should. Just because you can go get your nails done doesn't mean you should."

Among the restrictions

placed on hair salons is that employees must wear masks and check employ-ees' temperature.

Cohilas said during a weekend trip to a grocery store he noticed that employees who were handling money and in close proximity to customers were not wearing masks. ties, a residence, nursing homes and in other counties

"That is unacceptable," he said.

Steiner said Phoebe is recommending that residents continue to strictly follow guidelines that include low guidelines that include wearing a mask when out in public, frequent hand-washing, avoiding touching the face, and maintaining social distancing. As of Monday, Phoebe reported that 72 Covid-19 patients had died in Albany and 16 at Phoebe Sumter Medical Center.

Medical Center. The hospital's numbers include patients from who died in its facilities in Albany and Americus, while the coroner's total includes those from the county who have died in medical facili-

outside Dougherty County. Phoebe reported a total of

2,113 positive coronavirus tests through Monday and 2,921 negative test results and that 1,421 patients had recovered. There were 130 COVID-19 patients hospi-talized on Monday in Alba-ny, Americus and Phoebe Worth Medical Center in Sylvester. While the report of a re-

duction in the number of new cases is encouraging, the "had news" is that the loosening of shelter in place could lead to more cases of the disease, Albany Mayor Bo Dorough said.

"I pray that the num-ber of Georgians who die will not increase in coming

cided to try operant condi-

tioning on our new rhinos.

After several tedious months of convincing the rhinos that

weeks with the lifting of the restrictions," he said.

Dougherty County Com-missioner Gloria Gaines urged residents to carefully weigh the risks of engaging in activities that require close contact between providers and

customers.
"How are customers to know that the service pro-viders and other customers are virus free?" she said in a statement. "Has the virus been sufficient-ly abated in order to risk getting your nails done? I think we know the answer to that question in Dough-erty County.

Guard your own life. I am sure the governor is not unreasonably exposing himself and his family.'



Like" us on Facebook at www.facebook.com/MiracleEarAlbanyga

confident that their use of something called operant conditioning — using food rewards to elicit a behavior

business was transformed. The keepers at Chehaw de-

species.

would work with other

They were spectacularly successful, and the animal

EARTH

From A1

we meant them no harm, they learned to do just about anything for a piece of sweet po-tato. They would place their noses on the outstretched hand of a keeper when com-manded to "target." They stood calmly while staff rubbed them or checked inside their ears. They tolerated groups of rowdy schoolchildren entering their night house. And, most remarkably, I watched a rhino stand still enough to allow a veterinarian to stick a needle into an ankle to draw a blood sample while it calmly took another piece of sweet potato from its keeper.

Thanks to some patience and many hours of training and building trust, these an-imals went from frightened and insecure, to comfortable and docile. Their quality of life improved immensely as they settled into a life of

What will it take for us to give up our exalted and delusional position as rulers of the earth and recognize that we must become part of the earth in partnership with

plants and animals? If we have learned anything from the viral pandemic, it is something we have heard over and over, "We are all in this together." The virus shows that we are not in control, because the natu-ral world — of which viruses are a part — affects all of us equally, whether we are white, black, Latino; Chris-tian, Jew, Muslim; American, Italian, Chinese. Global climate change may not be as dramatic as a virus that has the entire world hiding in our homes, but it does af-

fect all of us just the same. When Dubya and Sam Houston arrived at Chehaw, they were adult rhinos and by some measures, too old to learn "new tricks." But the rhinos taught me that we are

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2020-2021 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 FY 2020-2021 Action Plan which identifies programs and

CDBG 2020-2021 Grant Award: \$890,731

CDBG Estimated Program Income: \$762,375 Total CDBG Allocation; \$1,653,106

HOME 2020-2021 Grant Award: \$502.072 HOME Estimated Program Income: \$144,180 Total HOME Allocation: \$646,252

II. Coronavirus Aid, Relief, and Economic Security Act (CARES Act) The City of Albany, Georgia received a special allocation of Community Development Block Grant (CDBG) funds in

DLA, DTRA OFFERS EXCESS PROTECTIVE SUITS FOR COVID-19 WITH HELP FROM MARINE CORPS

By Timothy Hoyle



DLA Distribution employee Jason Stewart offloads pallets of Tyvek protective suits for staging at DLA Distribution at Albany, Georgia, for further shipment in the fight against COVID-19. Photo by Greg Mayo

More than 40,000 protective suits earmarked for military response to chemical and biological hazards have been redirected to protect those battling COVID-19 after joint efforts by the Defense Logistics Agency, Defense Threat Reduction Agency and Marine Corps Logistics Command.

Franklin Garrett, DTRA's component property lead, said talks between his agency and DLA Disposition Services identified 41,380 Tyvek suits that could be redirected to fight the pandemic. Of those suits, 41,200 were stored at the MARCORLOGCOM Supply Chain Management Center in Albany, Georgia, while the rest were at a warehouse in Virginia.

"I personally reached out to coordinate with Robert Wilson at MARCORLOGCOM to determine a course of action for shipment to DLA," Garrett said. "I then contacted Kelly Clabbers at DLA to discuss the trans-

Wilson, director for the Joint Enterprise Fielding and Surveillance Division at MARCORLOGCOM's Supply Chain Management Center, described the suits as personal protective equipment created for chemical or biological hazards that can also be used for other missions. The equipment is usually provided to agencies requesting it for training or combat missions

"In fact, supporting missions such as the COVID response is one of the reasons our organization exists,"

The JEFS staff works with the Joint Program Executive Office for Chemical Biological Radiological and Nuclear Defense and DLA Disposition Services to oversee the disposal and reuse of chemical, biological and radiological equipment when units turn it in as excess property. Wilson's team uses its expertise for "a robust inspection process" to identify and preserve serviceable items, which are added to JEFS inventory and maintained for use by organizations such as DTRA.

"These suits followed this process and were maintained in our inventory as contingency stock for requiring agencies," Wilson said.

Greg Mayo, a special missions supervisor for DLA Distribution at Albany, shared his pride in the work DLA personnel contributed to make the suits available.

"This movement of essential gear shows a total team effort between DLA Distribution and DLA Disposition Services at Albany," Mayo said. "DLA Albany is appreciative that we can provide support to this international

Mayo and his teammates loaded the suits onto the truck or transport to DLA Distribution as DLA Disposi-

his colleagues do on a daily basis.

The suits were staged at DLA Distribution at Albany for further shipment to the Federal Emergency Management Agency, which assumed shipment to the final

TRUMP WANTS TO REOPEN ECONOMY, 8 IN 10 AMERICANS SAY WAIT

A new poll shows more than 80% of Americans are willing to wait for normal life to resume in order to stop the spread of the coronavirus, even if President Donald Trump isn't. According to Forbes, the poll, conducted by Politico, shows 81% of Americans believe the country "should continue to maintain social distance for as long as is needed to curb the spread of the coronavirus, even if it means continued damage to the economy. Just 10% of Americans believe they "should stop social distancing to stimulate the economy, even if it means increasing the spread of coronavirus." Another 9% have

The poll was released while Trump is desperately trying to reopen the economy as millions are unemployed and many are struggling to receive unemployment benefits. 'It's going to be very close, maybe even before the date of May 1st ... for some states," Trump said at a White House press briefing Tuesday. "Actually, there are over 20 states that are in extremely good shape. And we think we're going to be able to get them open fairly quickly, and then others will follow.

According to the poll, Americans are more worried about "the public health impact of the coronavirus including the spread of the virus which would cause more deaths" than they are about "the economic impact of coronavirus including the effect on the stock market and increased unemployment."

A Pew poll indicated last month that Democrats were far more concerned about the virus than Republicans were. That gap appears to have closed significantly in the new poll by Morning Consult and Politico.

He believes the latest effort validates the work he and The virus has killed more than 600,000 people across the country with almost 35,000 deaths-10,000 people in New York City alone have died. USA Today reported more than 22 million citizens have filed for unemployment and the number is expected to continue to rise.

Source: www.blackenterprise.com.

Masks Donated to GEORGIA BY CISCO SYSTEMS, INC.

The Georgia Emergency Management and Homeland Security Agency (GEMA/HS) received a donation of 330,000 N-95 masks from Cisco Systems, Inc. Governor Brian P. Kemp described the donation as a significant contribution of personal protective equipment to Georgia's fight against COVID-19.

Kemp said this is a welcome contribution to the state's supply of personal protective equipment (PPE) for medical workers and first responders. "American businesses like Cisco continue to step forward and contribute to the fight against the coronavirus with generous donations of supplies," said Kemp. "These N-95 masks will help supplement Georgia's supply and allow us to distribute more protective gear where it's needed most to those workers on the frontlines of our hospitals and nursing homes, and to our first responders who are helping keep Georgia safe."

Cisco's donation is one of several corporate donations recently received by the state. The generous support of private companies is helping ensure needed supplies are available for distribution. GEMA/HS is continuing to source PPE and other medical supplies to support Georgia medical facilities and first responders.

"The first responders at the forefront of the pandemic are true heroes risking their lives to care for those in need during this challenging time," said Cisco Chairman and CEO Chuck Robbins. "I am grateful to all of Georgia's first responders and Cisco is committed to supporting them by providing them with the equipment they need to keep themselves and their families safe."

Source and for more information, visit https://gov.geor-

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2020-2021 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 FY 2020-2021 Action Plan which identifies programs and activities.

CDBG 2020-2021 Grant Award: \$890,731 CDBG Estimated Program Income: \$762,375 Total CDBG Allocation: \$1,653,106

HOME 2020-2021 Grant Award: \$502,072 HOME Estimated Program Income: \$144,180 Total HOME Allocation: \$646,252

II. Coronavirus Aid, Relief, and Economic Security Act (CARES Act)

The City of Albany, Georgia received a special allocation of Community Development Block Grant (CDBG) funds in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19) as it relates to Albany's public health crisis. 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.

III. Summary of Substantial Amendment to FY 2018 and 2019 Action Plans

The City of Albany, Georgia has made substantial amendment of FY 2018 and 2019 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.

IV. 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. Updates to the Consolidated Plan will include CARES activities and updates to the City's Enterprise Neighborhood Revitalization Strategy Area Plan that is currently underway.

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

CITIZEN PARTICIPATION - CARES FUNDING

NEWSPAPER ADVERTISEMENT PRESS RELEASE

PUBLIC HEARING POWERPOINT PRESENTATION - JUNE 1, 2020
SIGN-IN SHEETS FROM VIRTUAL PUBLIC HEARING
ORAL/WRITTEN COMMENTS AND RESPONSES

COMMUNITY MEETINGS – SAVING OURSELVES ESSENTIAL BUSINESS TOWNHALL – MAY 8, 2020

SAVING OURSELVES COMMUNITY EVENT – MAY 23, 2020

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2020-2021 Action Plan:

The City of Albany, Georgia has identified its allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding in its proposed FY 2020-2021 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

Estimated 2020-2021 Estimated 2020-2021 Grant Award: 890.731.00 Grant Award: \$ Estimated Program Income: \$ Total Estimated CDBG Grant Allocation: \$ Estimated Program Income Total Estimated HOME Grant Allocation: \$ 1,316,992.00 \$ 648,252,00

II. Summary of Substantial Amendment to FY 2018 and 2019 Action Plans

The City of Albany, Georgia has made substantial amendment of FY 2018 and 2019 Action Plans The City of Albany, Georgia has made substantial amendment of PY 2018 and 2019 Action Plans. The amendment is required to modify the CDBG and HOME budgets and to add or delete projects. On April 2, 2019, the City was awarded \$523,987 in Special CDBG funding under the Corona virus Aid, Relief, Economic and Security (CARES) Act, and this funding will be added to FY Action Plan.

needs for housing, economic and considerative process in which the community establishes priority needs for housing, economic and community development activities with use of CDBG and HOME Funds. The Plan updates include the special allocation of CARES funding and activities; priority community and urgent needs; and updates to the City's Enterprise Neighborhood Revitalization Strategy Area. The Consolidated Plan results from a collaborative process in which the community

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 on the above mentioned resources and actions prior to submission to HUD. A virtual public hearing will be held on Monday, June 1, 2020 from 12:00 p.m. - 1:30 p.m., and attendees may join via computer, tablet, or smart phone. Written or oral comments must be received by 12:00 p.m. on Monday, June 8, 2020. Interested public may attend by Zoom Conference:

Join Zoom Meeting https://zoom.usi/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09

Meeting ID: 954 0761 6721

+13017158592..95407616721#..1#.932485# +13126266799,,95407616721#,,1#,932485#

Dial in Number +1 646 558 8656 Meeting ID: 954 0761 6721 Password: 932485

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If The City or Albary achieves 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, have non-English-speaking needs, or if this information is needed in an atternative format because of a disability, please contact Cinette Miles at (229) 302-1251 or grimits@abbriyga.gov. All requests must be submitted by 12:00 p.m. on Friday, May 29, 2020. Telephone assistance is available for persons with hearing imperiments 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 or 1-800-255-0056.



Two Georgia students named **Presidential Scholars**

From staff reports

WASHINGTON - U.S. Secretary of Education Betsy De-Vos announced this week the 56th class of U.S. Presidential Scholars, recognizing 161 high school seniors for their accomplishments in academics, the arts, and career and technical

arts, and career and technical education fields. "It is my privilege to con-gratulate the Presidential Scholars Class of 2020 on their outstanding academic achievement, community service, and leadership," DeVos said in a news release. "These exemplary young people have excelled inside the classroom and out. And while they are facing unprecedented challenges as they graduate from high school into a world that looks much different than it did just a few months ago, their determination, resilience, and commitment to excellence will serve them well as they pursue their next

The Georgia students in-

clude Albert Zhang of Northview High School in Duluth and Alice Vivian Ao of Peachtree Ridge High School in Suwanee.

The White House Commission on Presidential Scholars selects scholars annually based on their academic success, artistic and technical excellence. essays, school evaluations and transcripts, as well as evidence of community service, leader-ship and demonstrated com-

mitment to high ideals. Of the 3.6 million students expected to graduate from high school this year, more than 5,300 candidates qualified for the 2020 awards determined by outstanding performance on the College Board SAT or ACT exams or through nominations made by chief state school officers, other partner recognition organizations and the National YoungArts Foundation's nationwide YoungArts competition.

As directed by presidential executive order, the 2020 U.S. Presidential Scholars com-

prise one young man and one young woman from each state, the District of Columbia and Puerto Rico, and U.S. fami-lies living abroad, as well as 15 chosen at-large, 20 Schol-ars in the Arts and 20 Scholars in Career and Technical

Created in 1964, the U.S. Presidential Scholars Program has honored more than 7,600 of the nation's top-performing students. The program was expanded in 1979 to recognize students who demonstrate exceptional talent in the vi-sual, literary and performing arts. In 2015, the program was again extended to recognize students who demonstrate ability and accomplishment in career and technical education fields.
The Presidential Scholars

Class of 2020 will be recognized for their outstanding achievement this summer, as public health circumstances permit.

A complete list of 2020 U.S. Presidential Scholars is available at http://www.ed.gov/psp.

GBI Regional Drug Unit makes Albany arrests

From staff reports

ALBANY - The GBI Southwestern Regional Drug En-forcement Office, GBI Special Enforcement Team, Albany Gang Unit, and Georgia State Patrol executed search and arrest warrants at 520 Ninth Avenue in Albany as part of an ongoing investigation.

Arrested wer

- James Perk Malone, 50, who was charged with one count of sale of controlled substances, four counts of violation of the Georgia Controlled Substances Act, and one count of possession of controlled substances within 1,000 feet of a city park;

- Laura Ann Dungee,48, who was charged with keeping and maintaining a disor-derly house.

Agents previously conducted

a drug-related search warrant at the same address on Feb. 21. During this search warrant, 12 individuals were arrested, including Malone and Dungee. Both were currently out on bond from a previous arrest.

During the course of the investigation, agents made several arrests of individuals who purchased drugs from the residence. Numerous in-vestigative acts, including controlled purchases and surveil-lances were conducted. Agents observed Malone distributing drugs from an open shed behind the residence with a burn barrel nearby. On numerous occasions, as law enforcement would approach the area, Malone would destroy evidence by throwing it into

the burn barrel. On May 12, as agents approached the backyard, Malone ran to the burn barrel and threw an object in the fire before he was arrested. Agents discov ered prescription pills, meth-amphetamine and heroin on a table in the nearby shed in plain view. In addition to the drugs discovered, \$15,700 in U.S. Currency was found during the search.

The GBI Southwestern Re-gional Drug Enforcement Of-fice is in Albany and services 42 counties in southwest Georgia. The office is a collaborative effort between the GBI, Albany Police Department, Dougherty County Sheriff's Office, Dougherty County Police Department, Turner County Sheriff's Office, and Dougherty County District Attorney's Office and is partially funded with Byrne/JAG grant funds

Albany State University **Darton College of Health Professions** Nursing Program Nurses play significant roles in hospitals, clinics and private practices. They make up the biggest health care occupation in the United States. Nursing job duties include communicating between patients and doctors, caring for patients, administering medicine and supervising nurses' aides. · Only HBCU program in Georgia ASN program is 5 semesters following program acceptance and offers tracks in traditional, evening and hybrid Healthcare-Professional-to-RN Bridge program is 4 semesters following program acceptance, is offered on both the Albany and Gordele s was ranked #9 in the nation in 2019 by RegisteredNursing.org BSN program is 5 semesters once core curriculum is completed and has a 93.33% NCLEX pass rate Online RN-to-BSN program can be completed in 2 semesters MSN-FNP can be completed in 6 semesters **Emergency Medical Services Program** EMS professionals respond to all types of health care

Subject: Fwd: Fw: Quots for Display Ad (Run Date: Week of May 27, 2020)

FY

----- Forwarded message -----

From: Doree Henry <doreehenry@gmail.com>

Date: Mon, Jun 8, 2020 at 7:59 AM

Subject: Re: Fw: Quote for Display Ad (Run Date: Week of May 27, 2020)

To: Mills, Ginette < GIMills@albanyga.gov>

Cc: Vanessa Green <vanessa.aswg@yahoo.com>, <shawthorne@albanyga.gov>, The Albany

Southwest Georgian < theaswgeorgian@amail.com>

Good Morning Ginette:

Per our conversation on Thursday, after careful research it was determined that the ad you requested to be placed in The Albany Southwest Georgian (ASG) in the May 27, 2020 edition, unfortunately did not run due to technical errors. The ASG takes pride in ensuring all paid ads and articles are printed as requested however there are times when circumstances beyond our control prevent this from happening. Please accept our sincere apologies.

To that end, the ASG will run your next ad, at no cost to you. We hope this gesture reinforces the commitment we have to the City of Albany in providing you with quality services. We value your business!

If you have questions or need additional information, don't hesitate to contact me. Thank you for choosing the Albany Southwest Georgian.

Doree

Doree A. Henry

Assistant Publisher/Advertising Sales Director The Albany Southwest Georgian Newspaper PO Box 3402

Albany, GA 31706 Phone: 229-573-7494 Mobile: 470-418-2036 Fax: 229-883-2188

2/5

nage.png	
Wed Jun	3, 2020 at 6:52 AM Mills, Ginette < GIMIIIs@albanyga.gov> wrote:
Good mon	
published t requires D	one conversation on May 21st, you received the attached ad and it was scheduled to be the week of May 27th. Please confirm whether it was published during that week. HUD CED to publish display ads in both newspapers and I am also required to provide tear proof of publication. Please forward the electronic invoice as well as the tear sheet for the d. Thanks.
Ginette Mi	lls
Administrat	ive Assistant
Departmen	of Community and Economic Development
Phone: 229	.302.1251
Fax: 229.43	0.2737
230 South .	lackson Street, Suite 315
Albany, GA	31701
P.O. Box 44	7
Albany, GA	31702
www.albany	ga.gov

regarding City business are public records evallable to the public and media upon request. Your email communications may be subject to public disclosure. From: Wills, Ginette < GIMills@albanyga.gov> Sent: Thursday, May 21, 2020 1:45 PM To: Doree Henry <doreehenry@gmail.com>; Vanessa Green <vanessa.aswg@vahoo.com> Subject: Quote for Display Ad (Run Date: Week of May 27, 2020) Please provide a quote to publish the attached display ad the Week of May 27, 2020. Thanks. Ginette Mills Administrative Assistant Department of Community and Economic Development Phone: 229,302,1251 Fax: 229.430.2737 230 South Jackson Street, Suite 315 Albany, GA 31701 P.O. Box 447 Albany, GA 31702 www.albanyga.gov

PUBLIC RECORDS NOTICE: Georgia has a very broad public records lew. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

4/5

Doree A. Henry Chief of Staff Office of State Representative Winfred Dukes (0-154) Georgia House or Representatives Coverdell Legislative Office Building 16 Capilol Square, Suite 411 Attanta, Georgia 30334 Office - 404-556-0126 Mobile - 470-418-2036 Fax - 888-614-3731 image001 dot gif 5/5

Annual Action Plan 2020



City of Albany Allocated Additional CARES Act Funding

Media Contact: Monique Broughton Knight Public Information Officer 229.302.1341 or 229.733.2225 mbroughton@albanyga.gov FOR IMMEDIATE RELEASE Wednesday, May 27, 2020

Albany, GA - The City of Albany received a special allocation of Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation was issued through and was authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

The City of Albany is amending its FY 2019-2020 Action Plan to incorporate CARES funding and proposed activities. Additionally, the City has requested from HUD certain Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program regulatory waivers to better serve the immediate needs of low-and-moderate income persons and local businesses impacted by the Coronavirus pandemic.

A virtual public hearing will be held on **Monday, June 1, 2020 from 12:00 p.m. - 1:30 p.m.** and will include CARES updates from representatives of the City, Albany Housing Authority, United Way of Southwest Georgia, and local housing counselors.

The public can tune into the meeting by dialing 1-646-558-8656 (Meeting ID: 954 0761 6721 and Password: 932485) or follow the meeting by the simulcast on the City's Facebook.

To attend the Zoom Meeting:

https://zoom.us/j/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09 Meeting ID: 954 0761 6721 and Password: 932485

For more information on this meeting, please contact Shelena Hawkins, Director of Department of Community and Economic Development at shawkins@albanyqa.gov.

###



VIRTUAL PUBLIC HEARING

CARES FUNDING & SUBSTANTIAL AMENDMENTS UPDATES FROM COMMUNITY PARTNERS FY 2020-2021 ANNUAL ACTION PLAN

June 1, 2020

HUD UPDATES



- The Fiscal Year 2020-2021 Budget for HUD has been enacted and Entitlements and States have been provided funding allocations.
- Special CDBG funding (CDBG-CV) has been provided to Entitlements (such as the City) and States under the Coronavirus Aid, Relief, and Economic Security Act (CARES) to respond to the public health crisis.
- Program waivers have been granted by HUD to permit reprogramming of HOME funding to address housing needs of low-and-moderate income persons impacted by the coronavirus.

SUBSTANTIAL AMENDMENTS Community Development Block Grant (CDBG)

PROPOSED ACTIVITY	FISCAL YEAR		OPOSED ACTIVITY FISCAL YEAR JUSTIFICATION		JUSTIFICATION
Demolition	FY 2018-2019 \$15,000	FY 2018-2019 \$0	Demolitions delayed		
Commercial Facade	FY 2018-2019 \$15,000	FY 2018-2019 \$0	No applications received		
Rehab Multifamily Units	FY 2018-2019 \$133,497	FY 2019-2020 \$12,988	Rental revenues were utilized		
Section 3 Job Training	FY 2018-2019 \$22,500	FY 2019-2020 \$5,627	Funding was not expended by a subrecipient		
Commercial Facade	FY 2019-2020 \$0	FY 2019-2020 \$2,000	One potential applicant		
Flood Mitigation	FY 2019-2020 \$0	FY 2019-2020 \$10,000	Two homes will receive mitigation assistance		
Commercial Rehab	FY 2019-2020 \$25,000	FY 2019-2020 \$0	Funding decreases required reprogramming		
CARES Act Funding	FY 2019-2020 \$0	FY 2019-2020 \$523,987	Special funding to assist with emergencies and priorities of COVID-19 impacted, low- and moderate-income persons and businesses		

3

PROPOSED CDBG-CV

COVID-19
COMMUNITY RESOURCES

- The City was awarded \$523,987 in Special CDBG funding under the Coronavirus Aid, Relief, Economic and Security (CARES) Act.
- CDBG funding priorities to benefit COVID-19 impacted, low to moderate income residents could include:
 - >\$150,000 Direct rental assistance (subsistence payments) for up to 3 months
 - ➤\$350,000 Assistance to small businesses to provide grants (as short-term gap assistance) for up to 3 months
 - ➤ \$23,987 Public services such as food assistance (distribution and delivery) to seniors, disabled persons, and other priority populations.

4

SUBSTANTIAL AMENDMENTS HOME Investment Partnerships Program (HOME)

PROPOSED ACTIVITY	FISCAL YEAR		JUSTIFICATION
Acq/Rehab/HB	FY 2018-2019 \$0	FY 2018-2019 \$75,000	Acquisition of a single-family home
Downpayment Assistance	FY 2018-2019 \$37,042	FY 2018-2019 \$13,000	Less funding was utilized
Rental Rehab	FY 2018-2019 \$282,384	FY 2019-2020 \$47,013	Rental revenues were utilized
CHDO Set-aside	FY 2018-2019 \$76,082	FY 2019-2020 \$0	Reprogrammed funding for TBRA to assist with COVID-19
Acq/Rehab/HB	FY 2019-2020 \$0	FY 2019-2020 \$50,000	Acquisition of a single-family home
АНОР	FY 2019-2020 \$0	FY 2019-2020 \$75,000	Financing of a homebuyer unit
CHDO Operating	FY 2019-2020 \$22,811	FY 2019-2020 \$0	Reprogrammed funding for TBRA to assist with COVID-19
CHDO Set-aside	FY 2019-2020 \$68,432	FY 2019-2020 \$0	Reprogrammed funding for TBRA to assist with COVID-19

5

CDBG PROPOSED ACTIVITIES FY 2020-2021

ESTIMATED 2020-2021 GRANT AWARD: \$ 890,731.00

ESTIMATED PROGRAM INCOME: \$ 426,261.00

TOTAL ESTIMATED CDBG GRANT ALLOCATION: \$1,316,992.00

CDBG PROPOSED ACTIVITIES

	\$1,316,992.00	
FAIR HOUSING	<u>\$</u>	5,000.00
DISPOSITION	\$	5,000.00
PARKS AND RECREATION	\$	10,000.00
SECTION 3 JOB TRAINING	\$	10,000.00
HOUSING COUNSELING	\$	29,065.00
SECTION 108 LOAN REPAYMENTS	\$	48,929.00
REHABILITATION ADMINISTRATION	\$	52,561.00
RENTAL REHABILITATION	\$	100,000.00
PUBLIC SERVICE	\$	100,000.00
HOMELESS PROGRAMS	\$	113,175.00
HOUSING REHABILITATION	\$	131,963.00
LOAN SERVICING	\$	147,901.00
CDBG ADMINISTRATION	\$	263,398.00
MICROBUSINESS ENTERPRISE CENTER	\$	300,000.00

HOME PROPOSED ACTIVITIES FY 2020-2021

ESTIMATED 2020-2021 GRANT AWARD:	\$ 502,072.00
ESTIMATED PROGRAM INCOME:	\$ 144,180.00
TOTAL ESTIMATED HOME GRANT ALLOCATION:	\$ 646,252.00

TENANT BASED RENTAL ASSISTANCE (TBRA)	\$ 365,413.00
DEVELOPER ASSISTANCE	\$ 116,214.00
AFFORDABLE HOMEOWNERSHIP (AHOP)	\$ 95,000.00
HOME ADMINISTRATION	\$ 64,625.00
DOWN PAYMENT ASSISTANCE	\$ 5,000.00
	\$ 646.252.00





2016-2021 Consolidated Plan Amendments

- 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:
 - ➤ Enterprise Neighborhood Revitalization Strategy Area (NRSA)
 - Urgent need initiatives/emergency services associated with the Coronavirus outbreak
 - Any priorities identified as a result of the community needs assessment

n



LOCAL ALBANY SMALL BUSINESS RELIEF PACKAGE (SBRP)



How much is it?

- \$2,500 to \$10,000 for City of Albany businesses with annual gross receipts of \$500,000 or less and up to 15 employees
- Available Funds: \$350,000 (CDBG minimum)+
- Proposed \$350,000 Match from City (Reserve Funds)
- for a total of \$700,000
- Funds administered by Department of Community and Economic Development

Who is eligible?

- LLC, S-Corps, Sole Proprietorship (nonprofits are not eligible)
- Be in business within the city of Albany for 2+ years
- Must also apply for CARES Act funding

LOCAL ALBANY SMALL BUSINESS RELIEF PROGRAM (SBRP)



Source of Funds

- \$350,000 CDBG (minimum)
 Community Development Block Grant
- \$350,000 City Reserve Funds

LOCAL ALBANY "SMALL BUSINESS RELIEF PROGRAM" (SBRP)



How to apply?

- Complete <u>application</u>
- Applications/questions submitted to <u>City of</u>
 Albany Community and Economic Development

You will need?

- · Application
- Current Business License
- Georgia State Registration
- W-9
- Copy of invoice or statements from creditors to be paid with this funding
- Proof of payments of property taxes, if applicable
- If funds are to be used for payroll assistance three months of payroll registers will be required

Local Albany-Small Business Relief Program Contacts

Phyllis Brown, Deputy Director of Dept. of Community & Economic Development



pbrown@albanyga.gov



(229) 302-1235

Barbara Francis, Economic Development Program Manager



bfrancis@albanyga.gov



(229) 302-1237



THE ALBANY HOUSING AUTHORITY

Coronavirus Aid, Relief, and Economic Security Act (CARES ACT)



CARES ACT FUNDING

PREPARATION

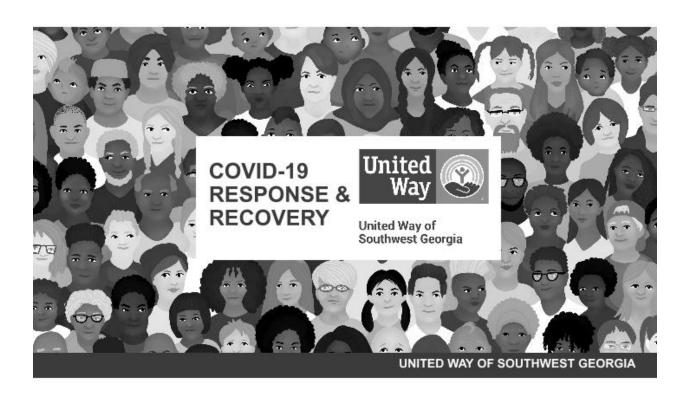
- PPE (Personal Protective Equipment)
- Cleaning supplies to include sanitation stations, contract w/professional cleaning services, wipes, etc.
- Communication Platform to provide residents with information quickly.
- COVI19 Hazard Pay for Frontline Staff.
- Support for Internal COVID19 Task Force.

PREVENTION

- Technology Integration (Management Software System to track, input, and analyze data)
- · Masks for Residents.
- Virtual Educational and Informational Sessions for staff and residents.

RESPONSE

- · Infrastructure Re-design
- One-Stop Kiosk Systems and Computer centers
- Transportation
- Childcare



UNITED WAY'S COVID-19 RESPONSE

United Way is committed to standing with our communities and supporting those impacted by the COVID-19 outbreak.

We've activated the following resources/programs:

211. Get Help. Get Connected.

- COVID-19 Community Relief Fund
- EFSP COVID-19 Supplemental Phase CARES
- · Neighbors Helping Neighbors Program
- · Nonprofit COVID Needs Assessment Survey



211, A SOCIAL SERVICES SUPPORT NETWORK

Since the onset of Covid-19, nearly 8,000 people have contacted our 2-1-1 helpline, a 941% increase over 2019.

Individuals can call or text to find help with:

- emergency information and COVID-19 relief
- · health care and health epidemic information
- · supplemental food and nutrition programs
- · shelter and housing options and utilities assistance
- support groups for individuals with mental illnesses or special needs
- a safe, confidential path out of physical and/or emotional domestic abuse



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COVID-19 COMMUNITY RELIEF FUND

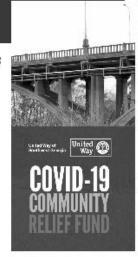
Nearly \$200,000 Awarded to 20 Organizations Addressing Our Community's Most Basic Health & Safety Needs

Relief Fund Priority Areas:

Food access

- · Rent/mortgage/utility assistance
- · Emergency housing
- · Childcare for essential workers
- Medical PPE for #MaskUpAlbany, DCSS & small businesses

Round Three Applications Due: Monday, June 8th





COVID-19 RELIEF PARTNERS





















- CUTLIFF GROVE FAMILY RESOURCE CENTER
 A BETTER WAY GROCERS
- · ST. TERESA'S CATHOLIC CHURCH



- ASSESS
- COUNSEL/COACH
- ADVISE
- REFER





- RENTAL
- HOME RETENTION
- FAIR HOUSING
- FINANCE&BUDGET





If you need to speak with a housing counselor, call 229-317-4745:

Patricia Fletcher-Edwards

HUD Certified Housing Counselor Certified Financial Capabilies Coach Certified Credit Coach



CITIZEN COMMENTS



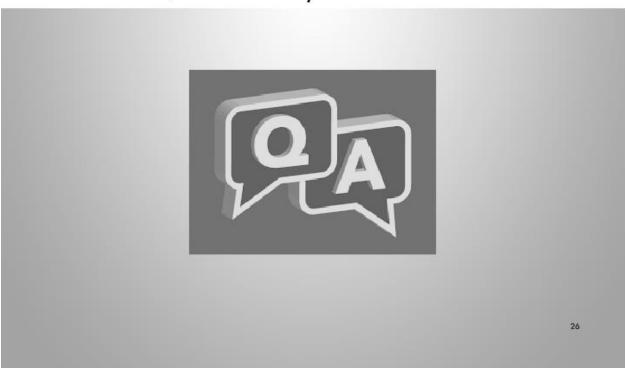
- > All oral and written comments must be received by by 12:00 P.M. on Monday, June 8, 2020.
- Email comments to gimills@albanyga.gov
- > Phone in comments to (229) 302-1251 (Between the hours of 9:00 a.m. and 4:00 p.m. Monday Friday)

> Mail comments to:

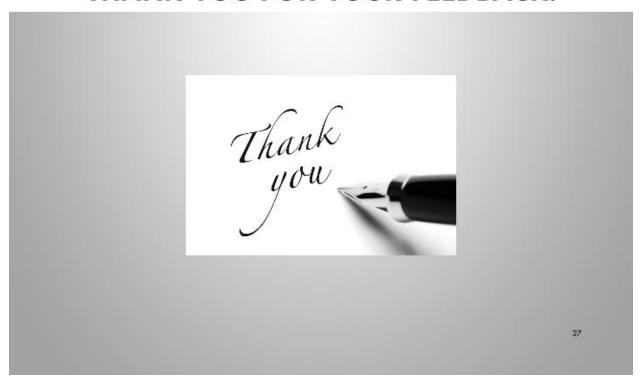
City of Albany Department of Community and Economic Development 230 South Jackson Street/Suite 315 Albany, Georgia 31701

> You may access the FY 2020-2021 Annual Action Plan at the link below:

QUESTIONS/COMMENTS



THANK YOU FOR YOUR FEEDBACK!



June 1, 2020 @ 12:00 p.m.

Virtual Meeting

https://zoom.us/j/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09

NAME	ADDRESS	PHONE NUMBER	EMAIL wmyles@albanyha.com	
Dr. William Myles	Albany Housing Authority	(229) 434-4500		
Shaunae Motley	United Way of Southwest Georgia	(229) 883-6700	shaunae.motley@unitedwayswga.org	
Patricia Fletcher-Edwards	B.E.S.T.	(850) 933-1533	nidhomesave@gmail.com	
Commissioner Demetrius Young	City Commissioner – Ward V1	(229) 854-1521	dyoung@albanyga.gov	
Dramatic Design	Local Small Business Owner	(229) 338-8421	626 Pine Avenue Albany, Ga.	
LaVerne	Local Citizen – Logged In	Unknown	Unknown	
Itaylor	Local Citizen – Logged In	Unknown	Unknown	
pvbel	Local Citizen – Logged In	Unknown	Unknown	
Local Citizen	Unknown – Call In	(229) 347-8645	Unknown	
Local Citizen	Unknown – Call In	(229) 349-1171	Unknown	

June 1, 2020 @ 12:00 p.m.

Virtual Meeting
https://zoom.us/j/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09

NAME	ADDRESS	PHONE NUMBER	EMAIL	
Local Citizen	Unknown – Call In	(229) 669-5245	Unknown	
Derrick Brown	COA – Finance Department	(229) 431-2107	debrown@albanyga.gov	
Barbara Francis	DCED – Economic Development Mgr	(229) 302-1237	bfrancis@albanyga.gov	
Phyllis C. Brown	DCED - Deputy Director	(229) 302-1235	pbrown@albanyga.gov	
Betty Jackson-Burton	DCED – Loan Officer	(229) 302-1240	bjackson@albanyga.gov	
Evelyn Holston	DCED – Community Dev. Technician	(229) 255-6094	eholston@albanyga.gov	
April Mahone	DCED – Grants Accountant	(229) 296-4647	amahone@albanyga.gov	
Shelena Hawkins	DCED - Director	(229) 302-1234	shawkins@albanyga.gov	
Ginette Mills	DCED - Administrative Assistant	(229) 302-1251	gimills@albanyga.gov	



Public Hearing on the City's FY 2020-2021 Annual Action Plan and Substantial Amendments and CARES Funding Virtual Meeting June 1, 2020

CHAT Questions & Responses

Comments from Commissioner Young:

I just want to thank everybody who was on the call from our community partners to the City staff who always do a wonderful job. We look forward to having these funds and programs that will assist our community in recovering from the COVID crisis and also helping us move forward and making our community just better overall. Two suggestions I would have is to make sure we are making these very important slides with this information also available to the public. So, whenever we can, let's try to have our people maybe submit an email where we can just you know email the slides after this is over with. It is a lot of information. I have been taking some notes, but I would just like to have these slides where I can make sure that I did not miss anything. I just want to say thank you to Mrs. Hawkins and Mrs. Brown and all of the other ladies down in Community and Economic Development and we appreciate your work.

Response from DCED Director, Shelena Hawkins:

We do want to let you know that the slide presentation as well as the audio of the presentation will again be posted to our website and I would like to explain the process. Once we have the expiration of our comment period which is June 8th, it is our intent no later than June 10th to submit the various plans to HUD for review and approval. HUD has advised us that they will have an expeditious turnaround with review of the substantial amendment to allow us to go to the next step which is for the City to receive its grant agreements for review and signature. Upon receipt of the grant agreements and the signature (the executed agreement) and after the completion of the environmental review for the various activities, then the city will be given the go ahead to begin the initiation of the program. So, it is my hope that no later than mid-June or certainly earlier than that, we will be able to start with implementation of our programs.

Question from Commissioner Young:

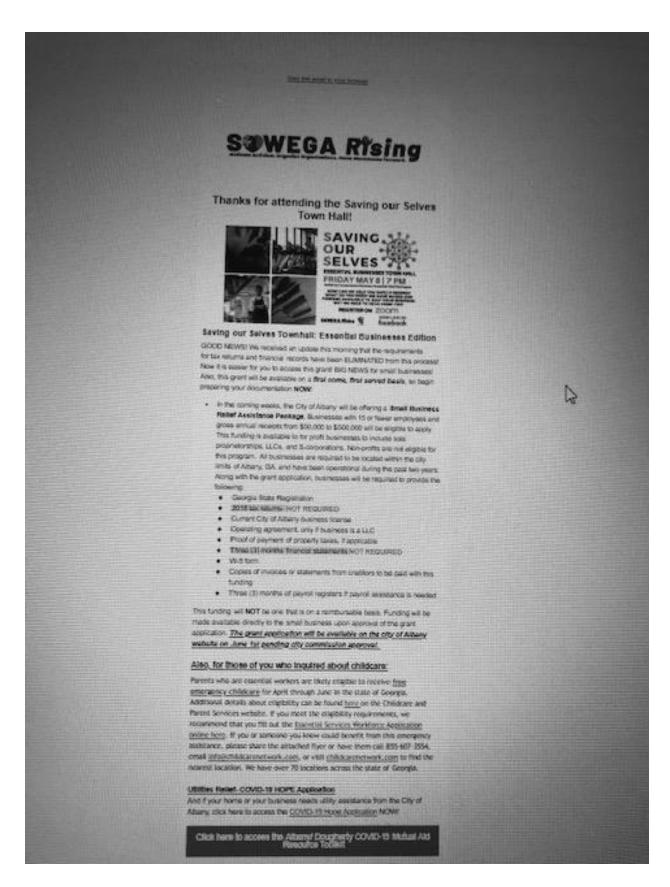
I do know that a number of businesses are awaiting the Small Business Program. Is there any way we can get an update to social media as to when we can anticipate when the program will be up and running?

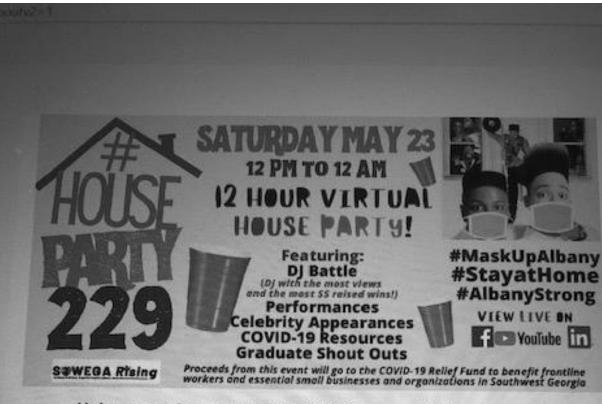
Response from DCED Director, Shelena Hawkins:

I can speak to your question as it relates to the timeframe of the submittal of the documents and approval and Phyllis can provide additional information about the program. As part of the receipt of the CARES funding, we will have to wait until the comment period ends which is June 8th. Then we will have to wait until we receive approval from HUD as well as our grant agreements. So, I am anticipating that we will have navigated the various channels of approvals by mid-June. Again, HUD did not advise as to a particular timeframe but they did indicate that they are awaiting the City's submission to do their approval and expedite it through the various chains. Once HUD issues the City's grant agreements for review and execution, we will be able to officially proceed with our activities to include the Small Business Assistance Program.

Response from DCED Deputy Director, Phyllis C. Brown:

Shelena you are exactly right. Once we get the approval from HUD, we can proceed because we already have everything in place. We are just waiting on the green light from the Department of Housing and Urban Development. The application itself will be available online. At that time, we will publish the link on our website as well as on social media. As I mentioned during my presentation, you will need to send me or Barbara Francis an email and put Small Business Relief Program as the subject matter of the email. I will be housing those email inquiries electronically. So, as I get specific information about webinar dates as well as when the program itself will be available online, I will be sharing that information via email as well as through our website and social media.





Help us reach our goal of \$25,000 for essential businesses!

Southwest Georgia needs YOU!

Are you interested in uplifting the 229 community during this unprecedented COVID-19 crisis?

SOWEGA Rising invites you to bring your talent to our virtual #House Party 229! This event will take place live on Saturday May 23rd, 2020 with a Battle of the DJ's every hour on the hour from 12p.m. to 12a.m. - we're celebrating!

The DJ that has the most views and most dollars raised during their hour is the winner of Southwest Georgia's Best DJ!

We are seeking performers! If you are a music artist, we need you!

If you are an organization that can share resources around COVID-19, Voter awareness, 2020 Census, or other community info, we need you!



Coronavirus Aid, Relief, and Economic Security Act (CARES) Funding

Media Contact: Monique Broughton Knight Public Information Officer 229.302.1341 or 229.733.2225 mbroughton@albanyga.gov FOR IMMEDIATE RELEASE Friday, April 17, 2020

Albany, GA - The City of Albany received a special allocation of Community Development Block Grant funds in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation will be issued through the U.S. Department of Housing and Urban Development and was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES) signed by President Trump on March 27, 2020 in an effort to respond to the growing effects of Albany's public health crisis.

The City of Albany, Department of Community and Economic Development will seek to prioritize the unique needs of low and moderate income persons in partnerships with its public health department, local nonprofits, and businesses. Shelena Hawkins, Department of Community and Economic Development Director states, "Because Albany has been considered a "hot spot" where the virus quickly spread, infecting over thirteen hundred residents and claiming the lives of over eighty residents, this unique federal funding will be critical in responding to our community's immediate needs."

A public hearing will be advertised in April to discuss the CARES Funding and to obtain citizen input.

For more information on this meeting, please contact Shelena Hawkins, Director of Community & Economic Development at (229) 483-7650.

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COMMUNITY & ECONOMIC DEVELOPMENT

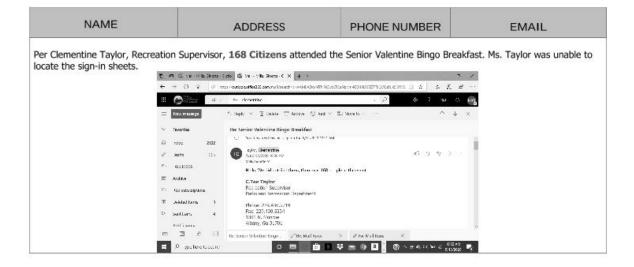
RO. Box 147 Albany, GA 31702 | Phone: 229.483.7650 | Fax: 229.430.2737 | www.albany.ga.ue



Community Meeting - Senior Valentine Bingo Breakfast 2020-2021 Action Plan Needs Assessment

February 14, 2020 @ 10:00 a.m.

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





FEBRUARY 20, 2020 | 9AM - 1PM ALBANY HIGH SCHOOL, 80: W. HES DENCE AVENUE, ALBANY, OFORGIA

EDUCATIONAL/CAREER OPPORTUNITIES

Albany Tochnical Gollege, Room 194

- Connecting the Data uctivities Larning a SLD and Career Pathways Bual Enrollment Through the Technical College System of Georgia
- Commercial Track Driving (CDE) Information:

A dainy State Crivers by, Oressing Rooms 488.

TRAINING OPPORTUNITIES

Workforce Incoverion & Opportunity Act (WIDA), Leachers Louige Area Trending Geneers in Health Care & WIOA Program Opportunities

STEPS TO RECORD EXPUNGEMENT

Deagherly County Law Library, Onein Resul-

DISABILITY BENEFITS

vocational Sehal: Intahing Group, Boom 127

FINANCIAL LITERACY

B II Turbski, Synovia Back, Room 178.8 Credit Recovery, Home Ownership

HEALTH & WELLNESS

Angre Barber Phoebe Network of Irus.
CTAF Hallway Area

MENTAL HEALTH

Angle S. Williams, ASPIRE Behavioral Health Media Center

EMPLOYMENT TOOLS

Yaz Media, Department of Jahon, Condwill industries of the Southern 7 vots, Rhom 129

EMPOWERMENT & LEADERSHIP

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CENSUS 2020

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WORK SOURCE GEORGIA

Connection Talent with Coppositionly a proof partner of the Arma Kardiab Contact network

For more information, contact Commissioner Anthony Jones, District 6, at 229.344.8770 or Melody Pierce at 229.336.2378.

YOU'RE INVITED - PLEASE JOIN US!

Please join us for a community meeting about redevelopment opportunities in Albany's Enterprise area. As an active resident, we need to hear from you!

- What types of new development would you like to see?
- What strategies could bring more business and jobs to the area?
- What opportunities exist to increase housing types and options?







WEDNESDAY, MARCH 4

6:00 - 8:00 p.m.

Cutliff Grove Baptist Church

835 W. Broad Ave. Albany, GA

Dinner Provided and Children Welcome

You can learn more about Albany's revitalization areas and how the City is investing in them by visiting:

https://tinyurl.com/rluod2p

Mosaic Community Planning is working with the City of Albany to prepare an update to the plan for the City's Enterprise Neighborhood Revitalization Area. The planning process is greatly dependent on the perceptions of residents and business owners, who are encouraged to offer their input.

For more information or for accommodation of any special needs relating to accessibility, please contact Mosaic Community Planning at 470-435-6020 or info@mosaiccommunityplanning.com.









Public Meeting Sign-In Sheet

March 4, 2020 @ 6:00 p.m. Location: Cutiliff Grove Baptist Church 835 West Broad Avenue

Date: MARCH 4, 2020 835 West Broad
Location: GREATER CUTLIFE GREATER BAPTIST CHARGE

Name	Organization (if Applicable)	Crnail	How did you learn about this meeting?
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Marian Oliver	fetires lone Purall e/ Albany Cip	ves hymrione 18 grand com	Church
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Henry Robinson		But 14 This was " 220 Cher 14	×
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Public Meeting Sign-In Sheet

March 4, 2020 @ 6:00 p.m. Location: Cutiff Grove Baptist Church 835 West Broad Avenue

Location: Orather College Ground Popular

Name	Organization (if Applicable)	Email	How did you learn about this meeting?
James Firegrand	O Wingermand Neighborhood Worch	10 fitz 91(10), 277, net	Commissioner House
Alica Firzgeral	3 11 11 11	(17243 & great con	H w
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<u>Vatrice Makemente</u>	¥	mekendrick karrice ioibig	noo oom
Augerran Raymay	CDC	angeres 1 P. gmail com	C.DC
Mary HAW Peters	IK.		diac.
Deno Jackson	> Fribary Housing	Darkson@ abanyha. Com	
Jose Martin		isonwartering 10 box to	m ward of mouth
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Sammy Smith		scorebellsock net	With Sparker
Velona Elotunia	<u> </u>		1 2
	1		

April 30, 2020 @ 12:00 p.m. Virtual Meeting https://global.gotomeeting.com/join/421686005

NAME	ADDRESS	PHONE NUMBER	EMAIL	
Dr. William Myles	Albany Housing Authority	(229) 434-4500	wmyles@albanyha.com	
Danita Wiggins	Albany Housing Authority	(229) 434-4500	dwiggins@albanyha.com	
Dena Jackson	Albany Housing Authority	(229) 434-4500	djackson@albanyha.com	
Doris P. Johnson	Local Citizen	(229) 809-9153	doralynnewilliams@gmail.com	
Paralee Campbell	Local Citizen	(229) 343-7162	paraleecampbell6@gmail.com	
Mr. BJ Jackson	Local Citizen (former Director of Neighborhood Service Center)	(229) 435-8408	NA – computer not working	
Jeanette Lucas	Small Business Owner	(229) 364-1106	jhlucas0930@gmail.com	
Lequrica Gaskins	COA – Downtown Manager	(229) 302-1392	lgaskins@albanyga.gov	
Tyrone Harris	Small Business Owner	(229) 296-4435	harristyrone859@gmail.com	
Antonio & Cassandra Gordon	Small Business Owner	(404) 747-1215 A (678) 432-3563 C	tonyblacksalon@gmail.com	

April 30, 2020 @ 12:00 p.m. Virtual Meeting https://global.gotomeeting.com/join/421686005

NAME	ADDRESS	PHONE NUMBER	EMAIL	
Charlice Dukes	Alma's Baby World	(678) 778-4893	cnoblej@gmail.com	
Sherrell Byrd	SOWEGA Rising	(229) 364-4776	sowegarising@gmail.com	
Michael Eaton	COA – Finance Department	(229) 669-6506 meaton@albanyga.gov		
Kayren Tomlinson	COA – Finance Department	(229) 302-1572	ktomlinson@albanyga.gov	
Patricia Fletcher-Edwards	B.E.S.T.	(850) 933-1533	nidhomesave@gmail.com	
Darrell Lewis, Sr.	Local Citizen	Unknown	N/A - Phone	
Commissioner Demetrius Young	City Commissioner – Ward V1	(229) 854-1521	dyoung@albanyga.gov	
Willie Jackson	Small Business Owner	(229) 296-2763	jacksonjanitorial.companyinc@gmail.com	
Daphne Viverette	Local Citizen	Unknown	N/A - Phone	

April 30, 2020 @ 12:00 p.m. Virtual Meeting https://global.gotomeeting.com/join/421686005

NAME	ADDRESS	PHONE NUMBER	EMAIL
John Reid	Local Citizen	Unknown	N/A - Phone
Barbara Francis	DCED – Economic Development Mgr	(229) 302-1237	bfrancis@albanyga.gov
Ciceli Vaughn-Brown	DCED – Community Dev. Manager	(229) 302-1236	cibrown@albanyga.gov
Phyllis C. Brown	DCED – Deputy Director	(229) 302-1235	pbrown@albanyga.gov
Betty Jackson-Burton	DCED – Loan Officer	(229) 302-1240	bjackson@albanyga.gov
Evelyn Holston	DCED – Community Dev. Technician	(229) 255-6094	eholston@albanyga.gov
April Mahone	DCED – Grants Accountant	(229) 296-4647	amahone@albanyga.gov
Pamela Belk	DCED – Community Dev. Coordinator	(229) 347-8645	pbelk@albanyga.gov
Shelena Hawkins	DCED - Director	(229) 302-1234	shawkins@albanyga.gov
Ginette Mills	DCED - Administrative Assistant	(229) 302-1251	gimills@albanyga.gov

NOTICE OF PUBLIC HEARING

I. Summary of Proposed FY 2020-2021 Action Plan

The City of Albany, Georgia has identified its allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding in its proposed FY 2020-2021 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 HIID.

CDBG Allocation: HOME Allocation:

Estimated 2020-2021 Grant Award:	\$ 890,731.00	Estimated 2020-2021 Grant Award:	\$ 502,072.00
Estimated Program Income:	\$ 426,261.00	Estimated Program Income:	\$ 144,180.00
Total Estimated CDBG Grant Allocation:	\$ 1,316,992.00	Total Estimated HOME Grant Allocation:	\$ 646,252.00

II. Summary of Substantial Amendment to FY 2018 and 2019 Action Plans

The City of Albany, Georgia has made substantial amendment of FY 2018 and 2019 Action Plans. The amendment is required to modify the CDBG and HOME budgets and to add or delete projects. On April 2, 2019, the City was awarded \$523,987 in Special CDBG funding under the Coronavirus Aid, Relief, Economic and Security (CARES) Act, and this funding will be added to FY Action Plan.

III. 2016-2021 Consolidated Plan Amendment

The Consolidated Plan results from a collaborative process in which the community establishes priority needs for housing, economic and community development activities with use of CDBG and HOME Funds. The Plan updates include the special allocation of CARES funding and activities; priority community and urgent needs; and updates to the City's Enterprise Neighborhood Revitalization Strategy Area.

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 on the above mentioned resources and actions prior to submission to HUD. A virtual public hearing will be held on **Monday**, **June 1, 2020** from 12:00 p.m. - 1:30 p.m., and attendees may join via computer, tablet, or smart phone. Written or oral comments must be received by 12:00 p.m. on **Monday**, **June 8, 2020**. Interested public may attend by Zoom Conference:

Join Zoom Meeting

https://zoom.us/j/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09

Meeting ID: 954 0761 6721 Password: 932485

One tap mobile

+13017158592,,95407616721#,,1#,932485# +13126266799,,95407616721#,,1#,932485#

Dial in Number

+1 646 558 8656 Meeting ID: 954 0761 6721 Password: 932485

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, have non-English-speaking needs, or if this information is needed in an alternative format because of a disability, please contact Ginette Mills at (229) 302-1251 or gimils@albanyga.gov. All requests must be submitted by 12:00 p.m. on **Friday, May 29, 2020.** 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 or 1-800-255-0056.





Public Hearing on the City's FY 2020-2021 Annual Action Plan and Substantial Amendments and CARES Funding Virtual Meeting April 30, 2020

CHAT Questions & Responses

 How will organizations apply for those COVID-19 funds; is there an application process?

Yes, right now we are in the process of obtaining citizen input. Based on the particular program that we will carry out (i.e. a program to assist with homeless persons, businesses, or individuals and households that were impacted through a particular program that provides housing assistance such as our TBRA program), then we will provide information on application intake. We will advertise those funds officially via social media outreaches, newspaper ads, and the City's Public Information Office. We will provide some type of press release to ensure that the public is aware that those funds are available. So yes, there will be an application process.

2. What is the timeframe on the application process?

As it relates to CDBG and HOME programs for the activities that are specific to the Coronavirus, this process that we are undertaking is a part of that process. We will make presentations to our Board of City Commissioners on May 5, 2020 and again bring to them our FY 2020-2021 Annual Action Plan and those Proposed Substantial Amendments to include those activities that will address Coronavirus.

3. Is the funding going to be implemented before the end of the fiscal year?

Yes, HUD is allowing us to be able to expeditiously carry out those programs and activities. We are currently going through the public hearing process. Next, we will go before our Commissioners to get approval and then we will submit those action plans to HUD and undergo a review period. Once the plans have been approved by HUD, we can begin with program implementation.

CHAT Questions and Comments Continued

4. I am a small business that needs funding.

The COVID-19 funding (\$523,987.00) that we are proposing can be used to assist those small businesses. Right now, we are in the middle of crafting a program that will enable us to provide assistance to small businesses. Right now, those small businesses are defined as those that have approximately 15 or less employees with anywhere between \$250,000 and \$500,000 in annual gross receipts. The funding will be in the form of a grant; it will not be a loan of any sort. The eligibility requirements to apply for the funding, outside of having 15 employees or less, are as follows: The business must be a sole proprietorship, a limited liability company or a S-Corporation. The owners will need to provide financial information and a copy of their business license. We will be tracking to see if owners are in the middle of receiving any other sources of funding. The funding will complement, not take the place of, but rather complement whatever other additional funding owners will be getting. This funding will be an anywhere from \$2500 - \$10,000 depending on the businesses' needs. As noted at the beginning of the presentation, this funding source allows us to be able to assist with up to 3 months of operating costs. Owners will need to provide a list of liabilities, copies of their financial statement and their 2018 tax return. More details will be sent out about this particular process very soon. The application will be available on our website which will allow you to be able to apply online, upload the required documents and submit the application directly to our office.

5. Do we yet know if the COVID-19 funding will be a reimbursable grant?

Most of our programs require that funding be on a reimbursable basis. However, we realize that based upon certain partners, businesses and subrecipients that we will likely partner with; we may need to consider alternate methods to be able to provide that funding. So, we will be in conversation with HUD to see what acceptable practices can be considered.

6. What is the email address to apply for the funding?

The email address will be available on our website. Since we are in the middle of crafting the program right now, please feel free to continue to check on our website. We do understand that the need is there, so we are making every effort to try to get that information out there as quickly as possible.

CHAT Questions and Comments Continued

7. Is the Section 3 training funding just for one particular agency or is this funding available for any agency that is able to provide this training?

In the past, we have partnered with Albany Second Chance. However, we do not want to say that there are no other agencies that could administer job training to very low income residents. The same is similar to what the Housing Authority does with their particular Section 3 program. There could be a partnership with other agencies as long as they are serving residents to say particularly the Housing Authority or those individuals that are very low income.

8. Will there be a formula for the Coronavirus Pandemic grants?

The allocation that we received from HUD is already based on a formula allocation. As we obtain citizen input and information from those that are at the grass roots levels, we will identify those priority needs. This information will go before the Board of City Commissioners. At that time, we will identify which activities we will be able to undertake with that funding and how much is available for each activity. Then, it will be awarded based on the programs that we carry out.

9. Will this be publicized for others if they are not on this call to be able to do comments or be a part of the comment process of this hearing?

We advertised the meeting, but we had a shorter time span this time due to the shelter-in-place guidelines. We were not able to go out and conduct meetings as we normally do and advertise with flyers, etc. So, if you are aware of any other community meetings such as the one that we joined last night, please provide us with the information and contacts. We will continue to utilize our social media outlets and newspaper outlets as best we can. Again, the comments must be submitted to us by May 5, 2020 via email or by phone.

10. On the 24 months and security deposit, is that coming from the HOME funds or is that coming from the CDBG dollars?

That funding is coming from our HOME funds. Tenant Based Rental Assistance is a program that we carry out every year. This year it is a little bit different in that we are adding additional funds to that program. We talked about reprogramming those funds and adding it to the Tenant Based Rental Assistance Program because we know that there will likely be a need for low and moderate income individuals who may have been impacted by the Coronavirus. There may be individuals who have been furloughed or unemployed at this time and are having challenges and need rental assistance.

CHAT Questions and Comments Continued

11. Can you give us the website address to your office?

https://www.albanyga.gov/about-us/city-departments/community-economic-development

12. Is that rental assistance only for City owned properties?

No, it is not. For the Tenant Based Rental Assistance Program, the applicant must identify a property located within the City limits. Those properties are required to be located within the City limits because we are an entitlement community and the use of CDBG and HOME funds are restricted to the City limits. After applicants identify a proposed property, we will take the necessary steps to do our due diligence, conduct inspections, and determine a rent reasonableness for that particular unit. Rental assistance is not solely for City-owned properties but if an applicant desires to reside within the City's properties, it can be utilized. Again, we can't steer applicants to our properties but they are able to rent properties located within the City limits.

13. Was this particular meeting advertised?

We are required to advertise in our local newspapers. Ads were published in the Albany Southwest Georgian the week of March 16, 2020 and the week of April 22, 2020. Ads were also published in the Albany Herald on Sunday, March 15, 2020 and Wednesday, April 22, 2020. We also sent out the press release through the City's Public Information Office which advertised the CARES funding that was given in the upcoming Public Hearing.

14. Will notes from this call/meeting be shared with the group?

Yes, as a part of this public hearing process we are required to identify information, priority needs and questions as they were posed throughout the presentation. This presentation is also being recorded so we will make the slide presentation as well as the recording available on our website for public viewing and access.



Public Hearing on the City's FY 2020-2021 Annual Action Plan and Substantial Amendments and CARES Funding Virtual Meeting April 30, 2020

PUBLIC COMMENTS & RESPONSES

1. Comments received via email on May 4, 2020 from Sherrell Byrd:

Greetings,

My comments regarding the use of the CDBG COVID-19 Relief funds are:

- Make the funding as unrestricted as possible: For small businesses, I
 recommend removing all barriers to accessing these funds as possible. Barriers
 like proof of income, credit scores, tax returns, etc. are restrictive, particularly to
 salon and barbers who are attempting to get back on their feet. Many businesses
 are struggling and may not have this documentation. However, they are facing
 financial burdens of having to reopen their doors under the strict state guidelines
 and need help during this crisis.
- Remove the reimbursable grant requirement: Simply put, if these businesses had
 the means to purchase these supplies up front, they would not need the grant,
 Many small businesses do not have the capital to purchase emergency expenses
 like the ones being required of them right now. Remove this restriction and allow
 these businesses to apply for the funds.

Ultimately, the goal should be that we are trying to do everything possible to help small businesses reopen safely and responsibly. Many need the funds for the necessary PPE, cleaning and other things being required of them and this is the relief they need to help them to purchase them without causing further burden on their businesses. Please remove the restrictions and give these small businesses they need to get back to rebuilding our local economy.

Thank you for your consideration of my request.

--

Your partner in change, Sherrell Byrd SOWEGA Rising

Response:

In the coming weeks, the City will be offering a Small Business Relief Assistance Package. Businesses with 15 or fewer employees and gross annual receipts from \$50,000 to \$500,000 will be eligible to apply. This funding is available to for profit businesses to include sole proprietorships, LLCs, and S-corporations. Non-profits are not eligible for this program. All businesses are required to be located within the city limits of Albany, GA. and have been operational during the past two years.

Along with the grant application, businesses will be required to provide the following:

Georgia State Registration
2018 tax returns
Current business license
Operating agreement, if business is a LLC
Proof of payment of property taxes, if applicable
Three (3) months financial statements
W-9 form
Copies of invoices or statements from creditors to be paid with this funding
Three (3) months of payroll registers if payroll assistance is needed

This funding will not be one that is on a reimbursable basis. Funding will be made available directly to the small business upon approval of the grant application.

2. Comments received via email on May 4, 2020 from Patricia Fletcher-Edwards:

Good Afternoon: I hope you are well and safe doing these trying times. I appreciate the opportunity to render a formal comment as expressed during the virtual meeting:

As a referral agency for the TBRA Program, one of the issues that we deal with regularly is the lack of properties that cooperate or accept the TBRA vouchers. This issue was made even more arduous when properties located in the county were removed from the list. My suggestion is that due to the great need for HUD compliant affordable, sanitary and decent housing especially during this health crisis; the DECD seek a waiver of the regulations to the "City of Albany Only" criteria, so that properties located in Dougherty county can once again be added to the list. Westover Place and Wood Pines Way were large and compliant properties, as example of two that were removed.

Thank you for the opportunity to comment formally and I look forward to working with DECD in furtherance of a better, healthier, safer community.

Sincerely,

Patricia Fletcher-Edwards Branch Manager BEST & NID-HCA HUD Certified Housing Counselor Certified Financial Capabilities Coach 229-317-4745 Fax: 888-818-9340

Response:

The City as a Program Administrator of the HOME-funded, Tenant Based Rental Assistance (TBRA) Program understands the challenge of availability of housing units that accept TBRA vouchers. To expand housing options, participants are able to seek housing units (single-family and multi-family options) within the City. The City of Albany has available, vacant properties for rent which also accepts TBRA and other vouchers.

Additionally, the City maintains a list of property owners, realtors, and complexes that work in partnership with the City to provide available housing for participants; However, the City will seek to solicit additional properties in expanding the inventory of available rental housing. The City will recommend that property owners also list available housing units on the GeorgiaHousingSearch.org for participant review.

Currently, authorized HOME Program Waivers do not permit use of Participating Jurisdiction (PJ) funding outside the City Limits. Westover Place and Woodpine Way are multifamily complexes less than one mile of the City limits and accept subsidy vouchers. Staff will inquire with HUD on whether these two complexes could be considered in providing rental housing for households impacted by COVID-19.

3. Comments received via email on May 1, 2020 from Pat Chatmon Perryman:

Please notate that I am seeking Application & Protocol for the following Programs:

- The Albany Economic Development 'Home Modification Program' on behalf of my sister, Ms Tracey Chatmon, who is handicap and lives alone in her own home in Albany, Ga. Previously announced 'in-take' was to open on April 1, 2020, prior to Covid-19 stay-in-place order.
- The recently announced infusion of Grant- Funding to be administered by Albany Economic Development per Ms Shelena Hawkins for businesses who have suffered "Economic Injury Damages" as a result of Covid-19, and as an Albany Business Property/Owner, I request the appropriate application process as well as all supporting documentation.

I await your response.

Thanks Kindly, Pat Chatmon Perryman

Response:

At this time, the in-home rehab programs have been postponed through May 31st. We will re-assess after the end of this month and try to come up with a plan to safely resume rehab on occupied residences.

In the coming weeks, the City will be offering a Small Business Relief Assistance Package. Businesses with 15 or fewer employees and gross annual receipts from \$50,000 to \$500,000 will be eligible to apply. This funding is available to for profit businesses to include sole proprietorships, LLCs, and S-corporations. Non-profits are not eligible for this program. All businesses are required to be located within the city limits of Albany, GA. and have been operational during the past two years. The program will only cover expenses incurred as a direct result of COVID-19 (i.e. rent, lease, mortgage, utilities, supplies, PPE equipment, payroll, and accounts payable).

Along with the grant application, businesses will be required to provide the following:

Georgia State Registration
2018 tax returns
Current business license
Operating agreement, if business is a LLC
Proof of payment of property taxes, if applicable
Three (3) months financial statements
W-9 form
Copies of invoices or statements from creditors to be paid with this funding
Three (3) months of payroll registers if payroll assistance is needed

This funding will not be one that is on a reimbursable basis. Funding will be made available directly to the small business upon approval of the grant application.

8

4. Comments received via email on May 5, 2020 from Laverne Levins:

MEMO

TO: Shelena Hawkins

DATE: May 4, 2020

FROM: Darrell Lewis, President

River Road Neighborhood Residents

REF: Recent Virtual Public Hearing

(FY 2020 Action Plan and Consolidated Plan Substantial Amendments)

The residents of River Road Subdivision are requesting if possible the following items are considered in the action plan. The items listed below would enhance the neighborhood as well as the Southside of Albany. This would also bring about a safer community and ensure better quality of life for this part (South side) of the City of Albany.

- One sign comparable to the sign placed at the corner of M L King Jr. Dr. And Story Road, to be placed at the entrance of Harvey Road.
- The fencing throughout the subdivision which is dilapidated is repaired or replaced. Preferably metal replacement. Additional fencing Gilbert Lane East, which would prevent some of the burglaries in cars and homes as people are entering River Road Subdivision through the wooded area which separates this neighborhood.
- The 2 existing parks one between Gilbert Lane and Story Road and one at the bottom of West Gilbert Lane receive playground/park equipment. Some examples would be a covered area, possible gazebo, park benches, swings, jungle gyms, sliding boards, etc., as promised to the residents for more than 19 years.
- 4. The parks sidewalks and areas close to the existing fencing need to be maintained. Part of the problem with the fencing is that trees are growing into the fences and causing them to fall apart. This is due in part to zero maintenance trees and grass at the fences. Sidewalks are not edged ever and are only partly visible.
- Possible gated entrances.
- Added plumbing to the water meter (back flow preventer) sprinkler system at Story Rd and M L King Jr. Dr. to preserve existing landscaping.

Response:

Mr. Lewis, in an effort to clearly understand your concerns, a site visit will be conducted by Shelena Hawkins and other City departmental staff in the next 2-3 weeks.

9

Comments made by Commissioner Demetrius Young during CARES Virtual meeting held on April 30, 2020.

"I just want to thank you guys for the wonderful job that you always do in disseminating this information and I really want us to really focus in on how best we can use these funds to heal our community and make it safe for everybody to return to work and back to what is going to be our new normal. I would also like to just suggest that I don't know if Go To Meeting has a function where you can stream this live over Facebook but that would be another great utilization to get the word out to the community but thank you for all that you do!"

Response:

TAC will determine how to stream the meeting live, if possible, with Zoom

Comments received via email on May 4, 2020 from Shaunae Motley, United Way President and CEO.

Call Analysis

United Way of Southwest Georgia received a total of 138 2-1-1 calls in January and 105 in February. The category breakdown for January and February respectively were: 12% & 4% for food assistance, 7% & 16% regarding rent, 35% & 40% utility, 14% & 18% for housing, 4% & 5% about medical, 4% & 1% relating to transportation and 14% & 16% concerning other types of assistance.

In March, our calls increased 7.35 times over February's calls. We received a total of 772 calls with 731 coming in after we activated COVID-19 response on March 13.35% were regarding food, 33% rent, 21% utility assistance, 6% other types of assistance, 5% in both medical and housing and 3% transportation.

In April, we saw a 25% increase over March calls for a total of 969 calls. 54% were regarding housing assistance, 30% rent, 11% food, 4% medical and 2% regarding other types of assistance.



10



Public Hearing on the City's FY 2020-2021 Annual Action Plan and Substantial Amendments and CARES Funding Virtual Meeting June 1, 2020

Links to Audio & PowerPoint Presentation

The City of Albany received a special allocation of Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation was issued through and was authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

The City of Albany is amending its FY 2019-2020 Action Plan to incorporate CARES funding and proposed activities. Additionally, the City has requested from HUD certain Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program regulatory waivers to better serve the immediate needs of low-and-moderate income persons and local businesses impacted by the Coronavirus pandemic.

A virtual public hearing was held on Monday, June 1, 2020 from 12:00 p.m. - 1:30 p.m. The meeting provided CARES updates from representatives of the City, Albany Housing Authority, United Way of Southwest Georgia, and local housing counselors.

Please use the link below to access the PowerPoint presentation and audio from the public hearing.

https://www.albanyga.gov/about-us/city-departments/community-economicdevelopment/covid-19-response-and-city-resources



Public Hearing on the City's FY 2020-2021 Annual Action Plan and Substantial Amendments and CARES Funding Virtual Meeting April 30, 2020

Links to Audio & PowerPoint Presentation

The City of Albany received a special allocation of Community Development Block Grant funds in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation will be issued through the U.S. Department of Housing and Urban Development (HUD) and was authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act signed by President Trump on March 27, 2020 in an effort to respond to the growing effects of Albany's public health crisis. The City of Albany, Department of Community and Economic Development will seek to prioritize the unique needs of low and moderate income persons in partnership with its public health department, local nonprofits, and businesses.

A virtual public hearing was held on the City's FY 2020-2021 Annual Action Plan, Substantial Amendments to FY 2018 and 2019 Action Plans, the 2016-2021 Consolidated Plan and the CARES Act Funding. The public hearing was held to obtain input into the prioritization of planning and addressing priority community needs.

Please use the below links to access the PowerPoint presentation and audio from the public hearing that was held on April 30, 2020 at 12:00 P.M

Audio Version

PowerPoint Presentation



City of Albany Allocated Additional CARES Act Funding

Media Contact: Monique Broughton Knight Public Information Officer 229.302.1341 or 229.733.2225 mbroughton@albanyga.gov FOR IMMEDIATE RELEASE Wednesday, May 27, 2020

Albany, GA - The City of Albany received a special allocation of Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$523,987 to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). This allocation was issued through and was authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

The City of Albany is amending its FY 2019-2020 Action Plan to incorporate CARES funding and proposed activities. Additionally, the City has requested from HUD certain Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program regulatory waivers to better serve the immediate needs of low-and-moderate income persons and local businesses impacted by the Coronavirus pandemic.

A virtual public hearing will be held on **Monday, June 1, 2020 from 12:00 p.m. - 1:30 p.m.** and will include CARES updates from representatives of the City, Albany Housing Authority, United Way of Southwest Georgia, and local housing counselors.

The public can tune into the meeting by dialing 1-646-558-8656 (Meeting ID: 954 0761 6721 and Password: 932485) or follow the meeting by the simulcast on the City's Facebook.

To attend the Zoom Meeting:

https://zoom.us/j/95407616721?pwd=SIBCUXJqZENUL25NOVNIVXFSc2tjUT09 Meeting ID: 954 0761 6721 and Password: 932485

For more information on this meeting, please contact Shelena Hawkins, Director of Department of Community and Economic Development at shawkins@albanyqa.gov.

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Thanks for attending the Saving our Selves Town Hall!



Saving our Selves Townhall: Essential Businesses Edition

GOOD NEWS! We received an update this morning that the requirements for tax returns and financial records have been ELIMINATED from this process! Now it is easier for you to access this grant! BIG NEWS for small businesses! Also, this grant will be available on a *first come*, *first served basis*, so begin preparing your documentation **NOW**!

 In the coming weeks, the City of Albany will be offering a Small Business Relief Assistance Package. Businesses with 15 or fewer employees and gross annual receipts from \$50,000 to \$500,000 will be eligible to apply.

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This funding is available to for profit businesses to include sole proprietorships, LLCs, and S-corporations. Non-profits are not eligible for this program. All businesses are required to be located within the city limits of Albany, GA. and have been operational during the past two years. Along with the grant application, businesses will be required to provide the following:

- Georgia State Registration
- 2018 tax returns- NOT REQUIRED
- Current City of Albany business license
- Operating agreement, only if business is a LLC
- Proof of payment of property taxes, if applicable
- Three (3) months financial statements NOT REQUIRED
- W-9 form
- Copies of invoices or statements from creditors to be paid with this funding
- Three (3) months of payroll registers if payroll assistance is needed

This funding will **NOT** be one that is on a reimbursable basis. Funding will be made available directly to the small business upon approval of the grant application. The grant application will be available on the city of Albany website on June 1st pending city commission approval.

Also, for those of you who inquired about childcare:

Parents who are essential workers are likely eligible to receive <u>free</u> <u>emergency childcare</u> for April through June in the state of Georgia.

Additional details about eligibility can be found <u>here</u> on the Childcare and Parent Services website. If you meet the eligibility requirements, we recommend that you fill out the <u>Essential Services Workforce Application online here</u>. If you or someone you know could benefit from this emergency assistance, please share the attached flyer or have them call 855-607-3554, email <u>info@childcarenetwork.com</u>, or visit <u>childcarenetwork.com</u> to find the nearest location. We have over 70 locations across the state of Georgia.

Utilities Relief- COVID-19 HOPE Application

And if your home or your business needs utility assistance from the Clty of Albany, click here to access the <u>COVID-19 Hope Application</u> NOW!

Click here to access the Albany/ Dougherty COVID-19 Mutual
Aid Resource Toolkit

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Help us reach our goal of \$25,000 for essential businesses!

Southwest Georgia needs YOU!

Are you interested in uplifting the 229 community during this unprecedented COVID-19 crisis?

SOWEGA Rising invites you to bring your talent to our virtual #House Party 229! This event will take place live on Saturday May 23rd, 2020 with a Battle of the DJ's every hour on the hour from 12p.m. to 12a.m. - we're celebrating!

The DJ that has the most views and most dollars raised during their hour is the winner of Southwest Georgia's Best DJ!

We are seeking performers! If you are a music artist, we need you!

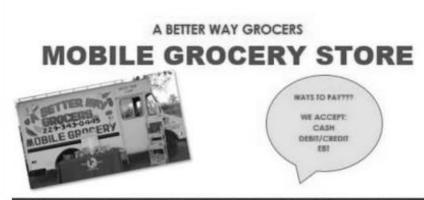
If you are an organization that can share resources around COVID-19, Voter awareness, 2020 Census, or other community info, we need you!

If you are an essential business, we are asking for donations of your services or products for our raffle! A great way to provide visibility to the thousands of people watching live!

Please let us know if you're available to participate in the biggest virtual turn-up 229 has seen!!!!!

For more information or to participate, email SOWEGARising@gmail.com

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DRIVING FOOD INTO COMMUNITES FOR BETTER HEALTH!

	WE	EKLY SCHEDULE		
MONDAY	ARCADIA COMMONS	200 W 4TH AVE.	10 AM-10:30 AM	\neg
TUESDAY	SOWEGA	335 W SOCIETY AVE.	11AM-2FM	
WEDNESDAY	HOLLEY HOMES	900 BLOCK OF CHERRY	11AM-11:45AM	\neg
THURSDAY	MCINTOSH HOMES	600 BLOCK OF STADIUM DR.	11AM-11:45AM	
FRIDAY	HEROS INSTILLMENT	431 JEFFERIES AVE.	1PM-1:45PM	\neg
SATURDAY	DENNIS HOMES	2000 BLOCK OF GORDON AVE.	11AM-11:45PM	
SUNDAY	POP'S DETAIL	501 S SLAPPEY BLVD.	1PM -2PM	

ALL STOPS ARE OPEN TO THE PUBLIC!





Need Emergency Relief?



DJ's and Performers needed!

If you would like to participate in the largest virtual house party ever in the

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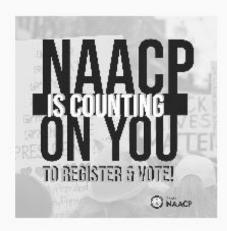
Contact the United Way of Southwest Georgia for more info by dialing 2-1-1 229, contact us! Click here »





Southwest Georgia





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Grantee Unique Appendices



GRANTEE UNIQUE APPENDICES



-	Α	В	C	D	E	F	G	н
1	Street .	2 40 2	Street	0.367	T. A. C. II	7000	Property	Parcel
2	Number	Direction	Name		Acreage	Zoning	Classification	
3	654		Albert	Dr	0.18	R-3	Vacant Land	000BB/00003/006
4	300		Alice	Ave	0.15	R-6	Vacant Land	00001/00035/025
5	301	0.62031 21	Alice	Ave	0.13	R-6	Vacant Land	0000T/00027/008
6	302	*	Alice	Ave	0.15	R-6	Vacant Land	00001/00035/026
7	303		Alice	Ave	0.13	R-6	Vacant Land	00001/00027/007
8	304		Alice	Ave	0.15	R-6	Vacant Land	00001/00035/027
9	305		Alice	Ave	0.13	R-6	Vacant Land	00001/00027/006
10	307	ă ,	Alice	Ave	0.13	R-6	Vacant Land	00001/00027/005
11	308		Alice	Ave	0.12	R-6	Vacant Land	00001/00035/021
12	309		Alice	Ave	0.13	R-6	Vacant Land	0000I/00027/004
13	310		Alice	Ave	0.13	R-6	Vacant Land	00001/00035/029
14	313		Alice	Ave	0.13	R-6	Vacant Land	00001/00027/002
15	411		Alice	Ave	0.17	R-6	Vacant Land	0000I/00029/015
16	413		Alice	Ave	0.25	R-6	Vacant Land	0000I/00029/015
17	501		American	מ	0,35	R-3	Vacant Land	00012/00006/046
18	502	9-0500 WW	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	Jan J	American	Ln	0.23	R-3	Vacant Land	00012/00006/053
2I	525		American	Ln	0.24	R-3	Vacant Land	00012/00006/033
22.	527	î	American	Ln	0.24	R-3	Vacant Land	00012/00006/032
23	534	32.5	American	Ln	0.22	R-3	Vacant Land	00012/00006/050
24	601		American	l.n	0.24	R-3	Vacant Land	00012/00005/001
25	603		American	Ln	0.24	R-3	Vacant Land	00012/00005/002
26	605		American	Ĺn	0.16	R-3	Vacant Land	00012/00005/003
27	607		American	Ln	0.16	R-3	Vacant Land	00012/00D05/0D4
28	609		American	Ln	0.17	R-3	Vacant Land	00012/00D05/005
29	511		American	Ln	0.24	R-3	Vacant Land	00012/00006/006



	A	В	C	D	E	F	G 7	Н —
1	Street		Street	TEACH.	Service R	这种安全的	Property	Parcel
2		Direction	Name		Acreage	Zoning	Glassification	
30	613		American	Ln	0.24	R-3	Vacant Land	00012/00006/007
31	615		American	Ln	0.16	R-3	Vacant Land	00012/00005/008
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	521		American	Ln	0.16	R-3	Vacant Land	00012/00006/011
35	522		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	moves	Barbary	Ave	0.31	R-3	Vacant Land	0000I/00034/51C
39	600	0.000	Biossom	Ln	0.24	R-3	Vacant Land	00012/00006/018
40	602	0.000000	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	ī.n	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	000C/00D05/034
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/00005/030
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/00005/041
54	321	North	Broadway	St	0.17	R-3	Vacant Land	0000C/90005/042
55	322	North ,	Broadway	St	0.17	C-2	Vacant Land	0000C/00005/042 0000C/00006/028
56	2603		Carlton	Ct	0.39	R-2	Vacant Land	00012/00004/006



	100000			(400)				
	A	8	C	D	E	F	G	1 11
1	Street		Street	2020	Control of		Property	Parcel
2	Number	Direction	Name		Acreage	Zoning	Classification	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
80	618	N832600	Cedar	Ave	0.1	R-3	Vacant Land	000HH/00047/029
51	620		Cedar	Ave	0.17	R-3	Vacant Land	000HH/00047/030
52	601		Charity	Ln	0.24	R-3	Vacant Land	00012/0006/019
63	603		Charity	Ln	0.15	R-3	Vacant Land	00012/0006/020
64	605		Charity	Ln	0.15	R-3	Vacant Land	00012/0005/021
65	607	2000	Charity	Ln	0,25	R-3	Vacant Land	00012/0006/022
65	314		Cherry	Ave	0.05	R-6	Vacant Land	00001/00014/012
67	315		Cherry	Ave	0.15	R-6	Vacant Land	00001/00010/002
68	318		Cherry	Ave	0.11	R-6	Vacant Land	00001/00014/014
69	619	889899	Cherry	Ave	0.14	R-3	Vacant Land	C00HH/00013/009
70	629	7.33	Cherry	Ave	0.14	R-3	Vacant Land	000HH/00013/D03
71	314		Church	St	0.18	R-3	Vacant Land	0000C/00008/001
72	315	-512338	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
75	401		Corn	Ave	0.28	R-3	Vacant Land	00001/00008/030
77	403		Corn	Ave	0.25	R-3	Vacant Land	00001/00008/029
78	405		Corn	Ave	0.25	R-3	Vacant Land	00001/00008/028
79.	407		Corn	Ave	0.25	R-3	Vacant Land	00001/00008/028
8¢	409		Corn	Ave	0.25	R-3	Vacant Land	00001/00008/026
81	41,7		Corn	Ave	0.25	C-1	Vacant Land	00001/00008/022
82	419	00-10-01-14	Corn	Ave	0.25	R-3	Vacant Land	0000I/00008/021
83	421		Corn	Ave	0.28	R-3	Vacant Land	00001/00008/020



	A	В	C	D	E	F.	G	Н
1	Street	图7668	Street	3343	CANAL T	Section 1	Property	Parcel
2	Number	Direction	Name	333	Acreage	Zoning	Classification	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	00001/00006/008
87	403	V - 1888 - 1	Cotton	Ave	0.34	R-3	Vacant Land	00001/00006/007
88	404		Cotton	Ave	0.28	R-3	Vacant Land	00001/00008/017
89	405		Cotton	Ave	0.34	R-3	Vacant Land	00001/00006/006
90	407		Cotton	Ave	0.34	R-3	Vacant Land	00001/00006/005
91	411		Cotton	Ave	0.34	R-3	Vacant Land	00001/00006/003
92	415		Cotton	Ave	0.34	C-1	Vacant Land	00001/00006/001
93	417		Cotton	Ave	0.59	R-3	Vacant Land	00001/00006/001
94	418		Cotton	Ave	0.27	R-3	Vacant Land	00001/00008/010
95	420	4000000	Cotton	Ave	0.31	R-3	Vacant Land	
96	508		Cotton	Ave	0.07	R-3	Vacant Land	00001/00008/009
97	510		Cotton	Ave	0,14	R-3	Vacant Land	000HH/00010/022 & 023
98	514		Cotton	Ave	0.07	R-3	Vacant Land	000HH/00010/024
99	516		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/027 & 028
100	518		Cotton	Ave	0.14	R-3	Vacant Land	000HH/00010/029
101	522		Catton	Ave	0.09	R-3	Vacant Land	000HH/00010/030
102	525		Catton	Ave	0.17	R-3	Vacant Land	000HH/00010/032 & 033
103	526		Cotton	Ave	0.14	R-3		000HH/00001/007
04	302	South.	Davis	St	0.39	C-3	Vacant Land	000HH/00010/035
10.5	310	North	Davis	St	0.44	C-3	Vacant Land	000DD/00009/032
.06	410	North	Davis	St	0.06	C-3	Vacant Land	0000D/00032/012
.07	21.02	ASCIII	Dervan	St	- The second second		Vacant Land	0000D/00031/001
.08	2200	-	Dervan	St	0.11	R-3	Vacant Land	000BB/00021/024
.09	2202				0.15	R-3	Vacant Land	000BB/00021/029
110	2204		Dervan	St	0.15	R-3	Vacant Land	000BB/00021/030
.00	2204		Dérvan	St	0.17	R-3	Vacant Land	000BB/00021/031



	A	В	_ c	D	E	F	G	Н —
1	Street	(1)	Street	Sign	TETTO SER	STATISTICS	Property	Parcel
2	Number	Direction	Name	表地	Acreage	Zoning	Classification	Number
111	2206		Dervan	St	0.15	R-3	Vacant Land	C00BB/C0021/032
112	2208	1000	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	3	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	00007/00015/003
118	311		Dorsett	Ave	0.17	R-6	Vacant Land	00001/00015/002
119	32.1		Dorsett	Ave	0.14	R-6	Vacant Land	00001/00016/003
120	619		Dorsett	Ave	0.14	R-3	Vacant Land	000H/00018/003
121	219	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ebony	Ln	0.18	R-3	Vacant Land	000BB/00028/005
122	221		Еволу	Ln	0.18	R-3	Vacant Land	000BB/00028/004
123	1502	102	Eleventh	Ave	0,39	R-1A	Vacent Land	0000B/00023/004 0000N/00033/006
124	1503	- 3	Eleventh	Ave	0.46	R-6	Vacant Land	0000N/00027/004
125	402		Emily	Ave	0.16	R-3	Vacant Land	0008B/00033/008
126	403	-35	Emily	Ave	1.39	R-6	Vacant Land	000BB/00033/008
127	406		Emily	Ave	0.17	R-3	Vacant Land	000BB/00032/001
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	50	Emíly	Ave	0.36	R-6	Vacant Land	D00BB/00031/009
133	505		Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/008
134	507	3,000	Emily	Ave	0.18	R-6	Vacant Land	000BB/00031/008
135	638		First	Ave	0.24	R-6	Vacant Land	0000D/00011/036
136	531	Ì	Flint	Ave	0.14	C-2	Vacant Land	0000A/00002/003
137	600		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/079



	A	В	C	D	E	F	G	Н —
1	Street		Street	COMES !	Neset Colem	\$233×153	Property	Paicel
2	Number	Direction		100	Acreage	Zoning	Classification	CONTRACTOR OF THE SECRETARY OF THE SECRETARY OF
138	602		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/078
139	604	2 0.000111	Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/077
140	605	-000-00	Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/090
141	506		Gilbert	Ln	D.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		Glibert	1n	0.2	R-3	Vacant Land	00012/00005/088
145	610	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/074
146	611		Gilbert	Lŋ	0.2	R-3	Vacant Land	00012/00005/087
147	612		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/073
148	613	. 1.322	Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/086
149	615	\$=c	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		Glibert	Ln	0.2	R-3	Vacant Land	00012/00005/081
153	628		Gilbert.	In :	0.22	R-3	Vacant Land	00012/00005/072
154	629	2000	Gilbert	Ln	0.25	R-3	Vacant Land	00012/00005/065
155	630		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/005
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	Ĺn	0.31	R-3	Vacant Land	00012/00005/059
1.63	700		Gilbert	Lŋ.	0.31	R-3	Vacant Land	00012/00005/105
154	702		Gilbert	Ln J	0.31	R-3	Vacant Land	00012/00005/104



Feet 706 706 707 708 709 710 711 712 713 715 717	Direction V		Ln Ln Ln Ln Ln Ln	### Acreage 0.2 0.2 0.2 0.2 0.2 0.2	Zoning R-3 R-3 R-3 R-3	Property Classuication Vacant Land Vacant Land Vacant Land Vacant Land Vacant Land	Paxcel Number 00012/00005/103 00012/00005/096 00012/00005/102 00012/00005/097
706 707 708 709 710 711 712 713 715	Direction	Name Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert	Ln Ln Ln Ln Ln	0.2 0.2 0.2 0.2 0.2	R-3 R-3 R-3 R-3	Classurcation Vacant Land Vacant Land Vacant Land Vacant Land Vacant Land	Number 00012/00005/103 00012/00005/096 00012/00005/102
706 707 708 709 710 711 712 713 715		Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert Gilbert	Ln Ln Ln Ln Ln	0.2 0.2 0.2 0.2 0.2	R-3 R-3 R-3 R-3	Vacant Land Vacant Land Vacant Land Vacant Land Vacant Land	00012/00005/103 00012/00005/096 00012/00005/102
708 709 710 711 712 713 715	Not in TO	Gilbert Gilbert Gilbert Gilbert Gilbert	Ln Ln Ln Ln	0.2 0.2 0.2 0.2	R-3 R-3 R-3	Vacant Land Vacant Land Vacant Land	00012/00005/096 00012/00005/102
709 710 711 712 713 715 717	Not in To	Gilbert Gilbert Gilbert Gilbert	Ln Ln	0.2 0.2 0.2	R-3 R-3	Vacant Land Vacant Land	00012/00005/102
710 711 712 713 715 717	, Not in To	Gilbert Gilbert Gilbert	Ln Ln	0.2	R-3	Vacant Land	
711 712 713 715 717	Not in TD	Gilbert Gilbert	Ln	0.2			00015/00000/02/
712 713 715 717	Not in TD	Gilbert	1.0			Vacant Land	0001.2/00005/101
713 715 717	_	W	1.0	0.2	R-3	Vacant Land	00012/00005/098
715 717		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00003/098
717		CHIOCIC	l.n	0.2	R-3	Vacant Land	00012/00005/099
		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
719		Gilbert	Ln	0.53	R-3	Vacant Land	00012/00005/47B
100	1	Gilbert	Ln	0.24	R-3	Vacant Land	00012/00005/478
721	10.00	Gi'bert	Ln	0.24	R-3	Vacant Land	00012/00005/114
723		Gilbert	In i	0.33	R-3	Vacant Land	00012/00005/116
728		Gilbert	Ln	0.22	R-3	Vacant Land	00012/00005/118
729		Gilbert	Ln	0.25	R-3	Vacant Land	D0012/00005/119
730		Gilbert	Ln	0.2	R-3	Vacant Land	00012/00005/119
731		Glibert	Ln	0.2	R-3	Vacant Land	00012/00005/112
732		Gilbert :	Ln	0.2	R-3	Vacant Land	00012/00005/120
733			_				00012/00005/111
734			-		-		
735			-				00012/00005/110
736		The second secon	-		A Company of the Comp		00012/00005/122 00012/00005/109
37				The state of the s		The second secon	
38			100				00012/00005/123
40							00012/00005/108
07				-		the same of the sa	00012/00005/107
3.007			-		-		0000E/00026/009 0000E/00026/008
	34 35 36 37 38 40	34 35 36 37 38 40	33 Gilbert 34 Gilbert 35 Gilbert 36 Gilbert 37 Gilbert 38 Gilbert 40 Gilbert 07 Gordon	33 Gilbert Ln 34 Gilbert Ln 35 Gilbert Ln 36 Gilbert Ln 37 Gilbert Ln 38 Gilbert Ln 40 Gilbert Ln 07 Gordon Ave	33 Gilbert Ln 0.2 34 Gilbert Ln 0.2 35 Gilbert Ln 0.2 36 Gilbert Ln 0.2 37 Gilbert Ln 0.2 38 Gilbert Ln 0.2 40 Gilbert Ln 0.22 07 Gordon Ave 0.08	33 Gilbert Ln 0.2 R-3 34 Gilbert Ln 0.2 R-3 35 Gilbert Ln 0.2 R-3 36 Gilbert Ln 0.2 R-3 37 Gilbert Ln 0.2 R-3 38 Gilbert Ln 0.2 R-3 40 Gilbert Ln 0.22 R-3 07 Gordon Ave 0.08 R-6	33 Gilbert Ln 0.2 R-3 Vacant Land 34 Gilbert Ln 0.2 R-3 Vacant Land 35 Gilbert Ln 0.2 R-3 Vacant Land 36 Gilbert Ln 0.2 R-3 Vacant Land 37 Gilbert Ln 0.2 R-3 Vacant Land 38 Gilbert Ln 0.2 R-3 Vacant Land 38 Gilbert Ln 0.2 R-3 Vacant Land 40 Gilbert Ln 0.22 R-3 Vacant Land 37 Gordon Ave 0.08 R-6 Vacant Land 38 Gilbert Ln 0.22 R-3 Vacant Land 39 Gordon Ave 0.08 R-6 Vacant Land 30 Gordon 30



	A	В	Ç	D	E	- 5	G	Н
1	Street	100	Street	10000	RAMESTON	3.46.30	Property	Parcel
2	Number	Direction	Name		Acreage.	Zoning	Classification	Number
192	311		Gordon	Ave	0.09	R-6	Vacant Land	C000E/00026/D07
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	-0	Gordon	Ave	0.17	R-3	Vacant Land	000HH/00001/032
196	609	200	Gordon	Ave	0.07	R-6	Vacant Land	000DD/00028/018
197	309	Not in TD	Gowan	283	0.05	R-6	Vacant Land	00001/00035/002
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	11-12-0	Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/056
205	2602	8.5	Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/055
206	2606	7. 7.9	Harvey	Rd	0.18	R-2	Vacant Land	00012/00004/053
207	2608	1000	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
21.1	431		Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23G
212	433	0.000	Heard	Ave	0.18	R-2	Vacant Land	0000I/00041/23E
21,3	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/000B3/020
216	316		Highland	Ave	0.25	C-3	Vacant Land	0000E/00003/024
217	410		Highland	Ave	0.39	R-6	Vacant Land	0000E/00003/024 0000E/00004/015
218	412		Highland	Ave	0.16	R-6	Vacant Land	0000E/00004/016



	A	В	C	D	E	F	G	Н —
1	_Street *		Street	40.5	Desire Contract	3550	Property	Parcel
2	Number	Direction	Name	188	Acreage	Zoning	Classification	Number
219	630		Highland	Ave	0,12	R-6	Vacant Land	000DD/00009/031
220	609	Not in TD	Hobson	St	0.25	R-5	Vacant Land	000EE/00010/007
221	304	0.000	Holloway	Ave	0.17	R-6	Vacant Land	00001/00015/010
222	305		Holloway	Ave	1.04	R-6	Vacant Land	00001/00014/001
223	306	- 33	Holloway	Ave	0.17	R-6	Vacant Land	00001/00015/011
224	308		Holloway	Ave	0.17	R-6	Vacant Land	00001/00015/012
225	310		Holloway	Ave	0.17	R-6	Vacant Land	00001/00015/013
226	326		Holloway	Ave	0.27	R-3	Vacant Land	0000I/00015/010
227	529		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	00001/00010/006
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	00001/00014/002
240	1101	5outh	Jackson	St	0.17	R-6	Vacant Land	0000I/0001.5/009
41	1105	South	Jackson	St	0.17	R-6	Vacant Land	00001/00015/008
242	1301	South	Jackson	St	2.73	R-6	Vacant Land	00001/00021/002
243	1407	South.	Jackson	St	3.85	R-1A	Vacant Land	00001/00021/002
244	1605	South	Jackson	St	0.23	R-5	Vacant Land	00001/00035/024
245	1607	South	Jackson	St	0.23	R-6	Vacant Land	0000I/00035/023



	A	В	С	D	E	E	G	
1	Street	50000	Street	982756		A Parket	Property	H William Range India
2	Number	Direction	Name	容整	Acreage	Zoning	Classification	Pärcel Number
246	1609	South	Jackson	St	0.23	R-6	Vacant Land	00001/00035/022
247	1703	South	Jackson	St	0.66	R-6	Vacant Land	00001/00035/019
248	1707	South	Jackson	St	0.38	R-6	Vacant Land	0000I/00035/019 0000I/00035/017
249	1711	South	Jackson	St	0.26	R-6	Vacant Land	00001/00035/015
250	2204	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00028/006
251	2206	South	Jackson	St	0.19	R-3	Vacant Land	
252	22.08	South	Jackson	St	0.19	R-3	Vacant Land	000BB/00026/007 000BB/00026/008
253	2210	South	Jackson	St	0.19	R-3	Vacant Land	
254	2211	South	Jackson	St.	0.4	R-3	Vacant Land	000BB/00026/009
255	2405	South	Jackson	St	0,1	R-3	Vacant Land	000BB/00021/045
256	2407	South	Jackson	St	0.1	R-3	Vacant Land	000BB/00021/077
257	2600	South	Jackson	St	8.2	C-3	Vacant Land	000BB/00021/078
258	2500	South	Jackson	St	0.21	R-3	Vacant Land	000BB/00018/070
259	2602	South	Jackson	St	0.1,3	R-3	Vacant Land	000BB/00018/178
260	402		Jefferles	Ave	0,21	R-3	Vacant Land	000BB/00018/179
261	404		Jefferies	Ave	0.17	R-3	Vacant Land	00001/00029/022
252	406		Jefferies	Ave	0.34	R-3	The second secon	00001/00029/023
253	430		Jefferies	Ave	0.17	R-3	Vacant Land	00001/00029/024
264	521		Jefferies	Ave	0.17	R-3	Vacant Land	00001/00029/034
265	608		Jefferies	Ave	0.17	R-3	Vacant Land	000HH/00046/011
266	906	South	Jefferson	St	0.18	-	Vacant Land	000HH/00062/005
267	1007	South	Jefferson	St	0.34	R-6 R-3	Vacant Land	00001/00009/002
258	1100	South i	Jefferson	St	The second second		Vacant Land	00001/00012/018
269	1106	South	Jefferson	St	0.29	R-6	Vacant Land	0000I/00016/011
270	1108	South	Jefferson	St	0.14	R-6	Vacant Land	000DI/00016/013
271	1110	South	Jefferson		0.15	R-6	Vacant Land	0000I/00016/014
272	1112	South	Jefferson	St	0.14	R-6	Vacant Land	00001/00016/016
are	1112	3000	Detreizon)	St	0.15	R-6	Vacant Land	000GI/00016/001



	A	В	С	D	E	F	G G	
1	Street '	1.0	Street	12:5(82)	整体型的	2.000 (N.)	Property	Parcel
2	Number	Direction	Name	3.7	Acreage	Zoning	Classification	Number
273	1204	South	Jefferson	St.	0.58	R-5	Vacant Land	00001/00019/001
274	1218	South	Jefferson	St	0.15	R-6	Vacant Land	00001/00019/011
275	1222	South	Jefferson	St	0.15	R-6	Vacant Land	00001/00019/010
276	1401	South	Jefferson	St	0.23	R-6	Vacant Land	00001/00024/020
277	1413	South ;	Jefferson	St	0.17	R-6	Vacant Land	00001/00024/020
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	00001/00033/028
280	509	22.	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	00001/00033/019
284	515		Louis	Ave	0.14	R-3	Vacant Land	00001/00033/008
285	51.7		Louis	Ave	0.14	R-3	Vacant Land	00001/00033/007
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	00012/00003/208
288	Ð	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	000B8/00005/20E
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/00031/017 0000D/00031/018
295	407	North	Madison	St	0,08	C-3	Vacant Land	
296	409	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/019
297	411	North	Madison	St	0.08	C-3	Vacant Land	0000D/00031/020
298	413	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/021
299	415	North	Madison	St	0.12	R-6	Vacant Land	0000D/00031/022
- 50			, 10010011		0.12	K-0	vacant tand	0000D/00031/023



2 B	A	B	С	D	É	F	G	Н
1	Street		Street	236	Contract of	Service.	Property	Parcel
2	Number	Direction	Name		Acreage	Zoning	Classification	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
305	1514	South	Madison	St	0.11	R-3	Vacant Land	000HH/00063/001
307	2229	South	Madison	St	0.23	R-3	Vacant Land	000HF/00083/001
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	D0012/00002/056
310	2406	South	Madison	St	0.18	R-3	Vacant Land	00012/00002/038
311.	2407	South	Madison	St	1.96	R-3	Vacant Land	
312	2408	South	Madison	St	0.18	R-3	Vacant Land	00012/00002/057 00012/00006/045
313	2500	South	Madison	St	0.66	R-3	Vacant Land	
314	2503	South	Madison	St	0.41	R-3	Vacant Land	00012/00003/20G
325	632		Marshail	Ln	0.46	R-3	Vacant Land	00012/00002/040
316	900		Martin Luther King, Ir.	Dr	0.2	R-6	Vacant Land	000BB/00011/024
317	905		Martin Luther King, Jr.	Dr	0.18	R-6	Vacant Land	0000I/00010/001
318	1106		Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	00001/00009/003
319	1107	7 8	Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	00001/00015/016
320	1109	-	Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/00016/007
321	1112		Martin Luther King, Jr.	Dr	0.45	R-6	Tarrent and the second	C000I/00016/006
322	1200	E - 1	Martin Luther King, Jr.	Dr	3.59	R-6	Vacant Land	00001/00015/001
323	1201	2 200	Martin Luther King, Jr.	Dr	0.13	R-6	Vacant Land	0000I/0025/001
324	1203		Martin Luther King, Jr.	Dr	0.13		Vacant Land	00001/00019/009
325	1205		Martin Luther King, 1r.		0.13	R-6	Vacant Land	0000I/00019/008
325	1207		Martin Luther King, Jr.	Dr Dr	0.13	R-6	Vacant Land	00001/00019/007
-4	2007		Figure Langue Many, Jr.	D/I	0.15	R-6	Vacant Land	00001/00019/006

	A	5		D	E	E	G	Н
1	Street		Street		4.002		Property	Parcel
2	Number	Direction	the case man a transfer of the property of the party of the case o		Acreage	Zoning	Classification	Number
327	1209		Martin Luther King, Jr.	Dr	0,13	R-6	Vacant Land	00001/00019/005
328	1500		Martin Luther King, Jr.	Dr	0.51	R-6	Vacant Land	00001/00027/012
329	1,602		Martin Luther King, Jr.	Dr	0.8	R-6	Vacant Land	00001/00035/032
330	1604	100	Martin Luther King, Jr.	Dr	0.48	₹-6	Vacant Land	00001/00035/033
331	2024		Martin Luther King, Jr.	Dr	0.08	R-3	Vacant Land	000BB/00018/45A
332	2026	0.000	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	7000	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	J2000 - 1200-	McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/020
338	2606	335 0.552	McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/023
339	2608	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	McCoy	ln .	0.18	R-2	Vacant Land	00012/00004/024
340	2609		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/029
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	00012/00004/040
344	2626		McCoy	In	0.18	R-2	Vacant Land	00012/00004/041
345	2530		McCoy	Ln	0.18	R-2	Vacant Land	00012/00004/037
346	2634		McCoy	Ln	0.19	R-2	Vacant Land	00012/00004/033
347	407	North	McKinley	St	0.16	C-3	Vacant Land	00012/00004/033 0000D/00030/025
348	409	North	McKinley	St	0.07	C-3	Vacant Land	0000D/00030/025
349	800		Mercer	Ave	0.09	R-3	Vacant Land	
350	803		Mercer	Ave	0.09	R-3	Vacant Land	000DD/00021/022 000DD/00016/016
351	804		Mercer	Ave	0.13	R-3	Vacant Land	
352	807	South	Monroe	St	0.08	R-3	Vacant Land	000DD/00021/024
353	301		Mulberry	Ave	0.14	R-3		000HH/00011/005
200	201	2 23	Piulperry	Ave	0.14	K-3	Vacant Land	0000C/00006/001



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1	Street	變換驗		1875	STREET,	Q250(h59	Property	Parcel
2	Number	Direction			Acreage	Zoning		Number
354	303		Mulberry	Ave	0.16	R-3	Vacant Land	0000C/00006/002
355	0	100000	Neuman	PI	0.25	R-3	Vacant Land	00012/00003/040
356	812		Newton	Rd	0.02	R-3	Vacant Land	000HH/00011/001
357	814	E - 120	Newton	Rd	0.09	R-3	Vacant Land	000HH/00011/002
358	1013	(to	Newton	Rd	0.21	C-5	Vacant Land	000HH/00024/009
359	1201	7808 T	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-5	Vacant Land	00001/00019/004
362	411		Odom	Ave	0.9	R-6	Vacant Land	00001/00019/004
363	313		Plum	Ave	0.17	R-3	Vacant Land	0000C/00006/023
364	315	- W. S.	Plum	Ave	0.17	R-3	Vacant Land	0000C/00006/024
355	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	2.17		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	X 200 KK 200 KK 2	Residence	Ave	0.28	R-6	Vacant Land	0000D/00031/020
370	624		Roadway	St	0.24	R-3	Vacant Land	Not in Tax Digest
371	629	200000000000000000000000000000000000000	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	21. 10.	Roosevelt	Ave	0.16	C-3	Vacant Land	0000D/00031/014
374	605		Rocsevelt	Ave	0.16	C-3	Vacant Land	0000D/00031/013
375	607		Roosevelt	Ave .	0.16	C-3	Vacant Land	0000D/00031/012
376	71.8		Roosevelt	Ave	0.08	C-3	Vacant Land	0000D/00031/032
377	720		Roosevelt	Ave	0.08	C-3	Vacant Land	0000D/00030/023
378	722		Roosevelt	Ave	0.09	C-3	Vacant Land	0000D/00030/022
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



V.	A	В	C	Þ	Ε	F	G	Н
1	Street	对的是	Street	100	ACCUSES.	Estate 52	Property	Parcel
2	Number	Direction	Name .		Acreage	Zoning	Classification	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	10000	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	524		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	00012/00061/013 000HH/00061/033
394	1661		Sunny Lane	Dr	0.17	R-3	Vacant Land	000HH/00061/040
395	1668	Section 3	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	0000D/00021/021
39B	501	South	Van Buren	St	0.09	R-3	Vacant Land	0000D/00026/019
399	1121	South	Van Buren	St	0.06	R-3	Vacant Land	000HH/00032/010
400	1214		Waddell	Ave	D.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
£03	313	5 T3 W	Westbrook	St	0.06	R-6	Vacant Land	0000E/00004/08A
404	518		Willard	Ave	0.21	R-3	Vacant Land	0000E/00004/08A
405	619	200	Willis	Dr	C.14	R-3	Vacant Land	000BB/00033/001
406	400		Zackery	Ave	2.03	R-6 :	Vacant Land	000BB/00014/003
407	500		Zackery	Ct	0.27	R-3	Vacant Land	000BB/00014/003 000BB/00014/D3A



DCED Disposition List of

VACANT LAND (406)

	A	В	C	l n	E	g		
1 30	Street	AFF CARE	Stroot	150 Sec.	e proprié de la constant	120000	G Contractor of Participation	H
2 3	Nimerica	25 55 52	Car describe and	44.5		the level	Property	Parcel
2 3	Makimet	Dilection 8	name	计图	Acreage	Zoning	Classification	Number
408	502		Zackery	Ct	0.25	₹-3	Vacant Land	000BB/00014/03E

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 flands from the Neighborhond Stabilization Program (NSP) may also be bound to the recapture provision upon safe 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 partion 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 rate over the period of affordability as long as the home remains the principal residence of the homebuyer.

Upon the safe 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. Not proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homehoper. 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 horrower 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 afferdability, 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 forcelosure, transfer in lieu of forcelosure, 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 homehuyer 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 coases 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 fich will be filed by the Title Company listing the City of Albany as the subordinate lich 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-self 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 ITOMIC 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 PHA 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	7
APPENDIX B	8
APPENDIX C	9
APPENDIX D	C
APPENDIX E	1

OVERVIEW OF THE AFFIRMATIVE MARKETING PLAN (AFFIM)

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 finded without an approved AFHM Plan.

In formulating the AFHM Program, the recipient of DCEO 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 APHM 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:

- Advertising in print and electronic media that are used and viewed or listened to by those identified as least likely to apply;
- 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 y 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
- 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 fighterance of the City of Albany Department of Community and Becommic Development's (DCBD) 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:

DCFD 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, refigion, sex, disability, familial status, sexual orientation, gender identity, marital status, or English proficiency—are aware of the affordable housing opportunities generated by federal HOME finds and DCED Housing Funds and program activities, in accordance with 24 CPR 108.1.

The Fair Housing Officer is responsible for the implementation of the trair Housing Activities and Affirmative Marketing Policies and Procedures. All owners, developers, Community Housing Development Organizations and other nonprefits 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 bousing 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 Pair Housing Activities and Affirmative Marketing Policies and Procedures.
- B. Recipients of federal finals 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. DCBD 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 amounteements, distribution of fair housing brochures at relevant events, community presentations, and other outreach activities to infurn 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 landford rights and responsibilities, fair housing brochures as well as the City's Housing website and Affirmative Marketing Policies and Procedures.
- F. The Pair 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/homobayer housing provide an annual report describing how their actions have complied with the DCFD's Affirmative Marketing Poticies and Procedures.
- H. DCED shall periodically post flyers and bruchures which describe fair housing laws and services, in DCED Lobby, which is open to the public.
- DCBD assisted housing project owners shall instruct all employees and agents in writing
 and enally in the policy of nondiscrimination and fair housing. A copy of written
 instruction should be submitted to DCIO 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 DCKD's policy to require that each owner of a rental or ownership project carried out with federal funds to:

- 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 niring policy in recruiting from both minerity and majority groups including both sexes and the handicapped, for staff engaged in the sale or rental of proporties. Copies should be provided to housing staff.
- F. 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.
- II. 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:

- Post flycas of upcoming housing opportunities in the Covernment Center Jobby, Senior Centers, Community Centers, Neighburhood Centers and Library and homeless shelter organizations.
- 2. Maintain and make available to interested parties a fisting 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.
- Insure 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 Pisa,
- Munitur, in conjunction with the project monitoring, compliance with the City's Affirmative Marketing Policies and Procedures.

III. Description of What Properly 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:

- 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 othnic 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 nonprofil 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 ranget group.
- B. 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 ofter printed material used
- · Copies of mailing lists to organizations that were sent flyers and other material
- Copies of press releases and description of circulation
- Byidence 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 affurnatively marketed. If the Fair Housing Officer fields that a variety of ethnic groups are represented, assumption will made that the affurnative 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 officits 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 properly 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, becomade.
- 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, Asiana/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 Uousing 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. DCBD, 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.

DCID notes that federal regulations [24 CFR 108.50 - Compliance Procedures for Affirmative Pair 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, reles, 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 referrul to the Department of Fastion of suit by the United States for injunctive or offer appropriate relief."

VII. Training

The Pair 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 tailured 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 HOD administers its programs in a manner to affirmatively further fair housing. Section 804(f) of this law prohibits discrimination because of the bandicap 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 onjey 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 ficor 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 decied equal opportunity in housing or referred 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 promute 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 Fodoral 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 206, 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

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

Mission

Co 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 execulent 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

•	. Introduction		Page	1
2.	. Plan Objectives		Page	4
3.	. Annual Monitoring Strategy		Page	5
4.	. The Monitoring Visit		Page	8
5,	5. The Monitoring Letter			16
6.	6. Documentation			19
7.	7. Follow-up			20
8.	Technica] Assistance		Page	21
9.	. Self- Monitoring		Page :	23
10. Compliance Performance Review Process			Page 2	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 cralmate organizational and project performance as well as project viability.

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 Devolopment (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 ostablished 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 Complianco 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

City of Albany Dept. of Community & Economic Development Annual Manitoring Plan-

(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 cerried 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 holping 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

City of Albany Dept. of Community & Economic Development Annual Munitoring Plan

(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.

City of Albedy Dept. of Community & Recognic Development Annual Maginaring Plan-

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.

City of Albuny Dept. of Community & Economic Development Annual Monitoring Plan

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

- Areas to be reviewed, including statutes and regulations that apply to each area monitored,
- 2. Data to submit,
- 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 entitles and activities to be reviewed by the program staff. Risk assessment involves:

- Estimating the level of risk,
- Assessing the frequency/likelihood of accurrence 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

City of Albacy Dept. of Community & Recommic Development Annual Monitoring Flan

(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 to 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/oflentele.

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.

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan.

(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 exits.

Focused Monitoring (Self monitoring)

- A minimum review of each major activity, expanding in scope if problems become apparent.
- An in-dopth 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.

City of Albany Sept. of Community & Beonemic Development Annual Monitoring Pien

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 statues.
- 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) calender 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.

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

(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 propared 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.

City of Albany Dept. of Community & Reoncenic Development Acoust Monitoring Plan

(Monitoring Visit continued)

Written Agreement Compliance

All subreciplents 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 compliation 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 stell, subcontractors, and program beneficiaries, if necessary.
- Conduct physical inspections, if appropriate.

City of Albaey Cept, of Community & Economic Development Annual Menitoring Plan-

(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.
- Whother 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

City of Albuny Dept. of Community & Economic Development Annual Manitoring Plan

(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 reconclies 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.)

City of Albuny Dept. of Community & Economic Development Annual Monitoring Plan

(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 Albady 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 or 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, sox, 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.

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

City of Albany Dept. of Community & Propositio Development Annual Monitoring Plan

(Other Federal Requirements continued)

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

Load 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 Roligious 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 miscenceptions 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.

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan.

(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 he 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 adoquate, exemplary or that there were significant achievements, or
- · There were Findings or Concerns.

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan-

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 subrecipion; 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,

City of Albuny Dept. of Community & Reanonnie Development Annual Monitoring Plan

(Information Included in the Manitoring 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 subrocipient. 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

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

(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.

City of Albray Dept. of Community & Sconemic Development Annual Menitoring Plan-

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.

City of Albany Dept. of Community & Tecnomic Newslopment Annual Monitoring Plan

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 Concorn, 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:

- 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.

City of Alberty Dept. of Community & Fernence Development Annual Monitoring Plan

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 t the announcement of an orientation or training session,
- be relevant,
- provide accurate Information,
- · consider the subrecipiont'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.

City of Albany Dept. of Community & Romonic Development Annual Municaring Plan

(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.

City of Albany Dept. of Community & Beonomic Development Amerial Monitoring Plan-

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.

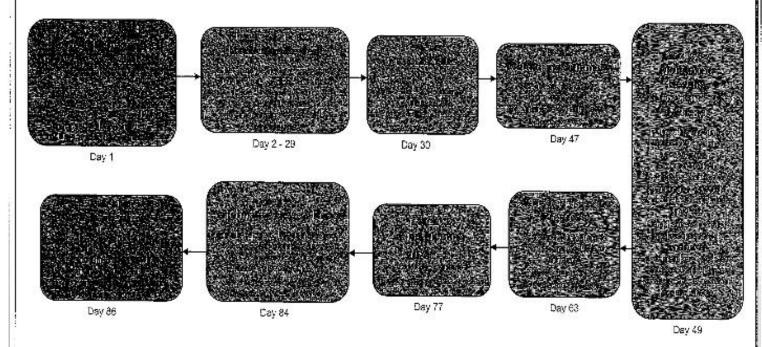
The Program Manager will make use of the exhibits located in the CPD Monitoring Handbook to conduct the monitoring of their programs. These exhibits can be located on HUD's website at http://portal.hud.gov/hudportai/HUD?src=/program_offices/comm_planning/library/monitoring/handbook.

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 summery 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.

City of Albany Dopt of Community & Economic Development Annual Mondoring Plan-

Compliance Performance Review Process



City of Albany Dopt, of Community & Rooncade Davelopment Annual Manitoring Plan

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. Bach 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.

Points

ARRIVA 1995		
Financial		
 Allocation of \$0 	0	
 Allocation up to \$50,000 	1	
 Allocation of \$50,001 0 \$75,000 	2	
 Allocation of \$75,091 to \$100,000 	3	
 Allocation of \$100,001 to \$300,000 	4	
 Aliocation of \$300,00° and up 	3 4 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	
City of Albany Dept. of Community & Postonia Development Annual Manitoring Flan		25

Criteria

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

Nou Discrimination & Actions to Further 24 CFR 570.506(g), \$70.601, 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.

City of Albany Dept. of Community & Beenomic Development Annual Monitoring Plan

26

Risk Determination Sheet		
Date of Risk Rating:		
Program Year of Risk Rated:		

Program	Financial		Mana	gement		Customer Satisfaction	Total Score
	\$0 \$up to \$30,000 \$56,001 -\$75,000 \$75,001 -\$100,000 \$100,001 -\$306,000 \$100,001 and up	Previous Difficulty	Staff Tornover	Lack of Outcomes	Previous Findings & Concerns	Complaints	
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.

City of Alberty Dept. of Community & Economic Development Annual Monitoring Pho-

APPENDIX B

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

City of Albuny Dept. of Community & Economic Development Annual Monitoring Plan

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

	(2)	570.1	Purpose and primary objective,
	1	570,3	Definitions.
	1	570.4	Allocation of funds.
	\$	570.5	Waivers.
	3	570.200	General policies.
		570.201	Basic eligible activities.
		570.202	Eligible rehabilitation and preservation activities.
	3	570.203	Special economic development activities.
	Z	570.204	Special activities by Community-Based Development Organizations (CBDOs).
		570,205	Bligible planning, urban environmental design and policy-planning- management-capacity building activities.
-	7-2	570.206	Program administrative costs.
		570.207	Incligible activities.
		570,208	Criteria for national objectives.
	K)	570,209	Guidelines for evaluating and selecting economic development projects.
	(2)	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.

2020

29

City of Albany Dogt of Community & Peonomic Development Annual Monitoring Plan-

		570.400	General.					
DETE	7	570.401	Community adjustment and economic diversification planning assistance.					
		570.402	Technical assistance awards.					
	7	570,403	New Communities.					
	罗	570,404	Historically Black colleges and universities program.					
	3	570,405	The insular areas.					
	1	570.406	Formula miscalculation grants.					
	3	570.410	Special Projects Program,					
m	3	570.411	Joint Community Development Program.					
1		570.415	Community Development Work Study Program.					
	3	570.416	Hispanic-serving institutions work study program.					
		570.420	General,					
		570.421	New York Small Cities Program design.					
P		570.422	Applications from joint applicants.					
		570,423	Application for the IIUD-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.					
ENG	7	570,426	Program income.					
		570.427	Program amondments.					
	3100 214	570.428	Reallocated funds,					
	13	570,429	Hawaii general and grant requirements.					
	(3)	570.430	Hawaii program operation requirements.					
		570.431	Citizen participation,					
	関	570.432	Repayment of section 108 loans.					
		\$70.450	Purpose.					
	1	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.					

30

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

1	570.464	Project closeout.			
1	570.465	Applicability of rules and regulations.			
1 7	570.466	Additional application submission requirements for Pockets of Povertyemployment opportunities.			
1 3	570.480	General.			
	570.481	Definitions.			
1	570.482	Eligible activities.			
1 7	570,483	Criteria for national objectives,			
1 7	570.484	Overall benefit to low and moderate income persons.			
	570,485	Making of grants.			
1 1	570.486	Local government requirements,			
17	1.17(%)	Office applicable laws and related program requirements,			
1 7		Displacement, relocation, acquisition, and replacement of	housing.		
		Program administrative requirements.			
) 7	770.7	Recordkeeping requirements.			
17		Performance and evaluation report.			
) 12		State's reviews and audits.			
17		IIIID's reviews and audits.			
13	570.494	Timely distribution of funds by states.			
		Reviews and audits response.			
		Remedies for noncompliance; opportunity for hearing.			
13	570.497	Condition of State election to administer State CDBG Prog	ram.		
	570,500	Definitions.			
	570,501	Responsibility for grant administration.			
) [570,502	Applicability of uniform administrative requirements,			
1	570,503	Agreements with subrecipions.			
1 7	570,504	Program income.			
1	570,505	Use of real property.			
T	570,506	Records to be maintained.			
		Reports.			
		Public access to program records.			

		570,509	Grant closeout procedures.
		570.510	Transferring projects from urban counties to metropolitan cities.
	7	570.511	Use of escrow accounts for rehabilitation of privately owned residential property.
	团	570,513	Lump sum drawdown for financing of property rebabilitation activities.
	関	570.600	General.
		570.601	Public Law 88-352 and Public Law 90-284; affirmatively furthering fair housing; Executive Order 11063.
	1	570.602	Section 109 of the Act.
1	130	570.603	Labor standards.
		570.604	Environmental standards.
	7	570.605	National Flood Insurance Program,
	两	570.606	Displacement, relocation, acquisition, and replacement of housing.
		570.607	Employment and contracting opportunities.
	7	570,608	Lead-based paint.
TRATE	7	570.609	Use of debarred, suspended or ineligible contractors or subrecipients.
TISO A	1	570,610	Uniform administrative requirements and cost principles.
E	32	570.611	Conflict of interest.
		570,612	Executive Order 12372,
		570,613	Eligibility restrictions for certain resident aliens.
	7	570,614	Architectural Barriers Act and the Americans with Disabilities Act.
	関	570.700	Purpose,
	1	570.701	Definitions.
	(%)	570,702	Eligible applicants.
		570.703	Eligible activities.
WELL.	3	570.704	Application requirements.
		570.70S	Loan requirements,
		570.706	Federal guarantee; subrogation.
	3	570.707	Applicability of rules and regulations.
	7	570.708	Sanctions,
		570.709	Allocation of loan guarantee assistance,

City of Albany Dept. of Community & Economic Development Annual Mondering Plan

	7.	570.710	6. 4. 4. 4. 11.
			State responsibilities.
	74	570,800	Urban renewal regulations,
	(A)	570,900	General,
	X	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,
	7	570.903	Review to determine if the recipient is meeting its consolidated plan responsibilities.
	1	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.
4100		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.
	7	570.912	Nondiscrimination compliance.
	Ä	570.913	Other remedies for noncompliance.

HOME Investment Partnerships Program Final Rule

24 CFR Part 92 September 16, 1996 (updated through December 22, 2004)

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

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 Dosignation 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 2f

92.204 Applicability of Requirements to Entities that Receive a Reallocation of HOME Funds, Other than Participating Jurisdictions 23

City of Albany Dept. of Community & Reanomic Development Annual Monitoring Flan

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 Regulrements 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 Proporty 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

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

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 - TECTINICAL 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

92,567 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 Regulrements 95

92.612 Project Regulrements 96

92.614 Other Federal Requirements 96

92.616 Program Administration 97

92,618 Performance Reviews and Sanctions 98

City of Aibany Dept. of Community & Economic Development Annual Monitoring Plan

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

DESTA-	140	576.1	Applicability and purpose.	
--------	-----	-------	----------------------------	--

576,3 Definitions.

576.5 Allocation of grant amounts.

冒闌 576,21 Hligible activities.

576.23 Faith-based activities.

576.25 Who may carry out eligible activities.

576.31 Application requirements.

5/6.33 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 Realiocation of grant amounts; lack of approved consolidated plan--States, territories, and Indian tribes.

🖺 🄀 576.45 Reallocation of grant amounts; returned or unused amounts.

576.51 Matching funds.

🖺 🧱 576.53 Use as an emergency shelter.

S76.55 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.

City of Albany Dept, of Community & Recommic Development Annual Monitoring Plan

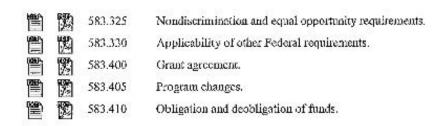
Title 24--Housing and Urban Development

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

PART 583--SUPPORTIVE HOUSING PROGRAM

	1	583.1	Purpose and scope.			
	100	583.5	Definitions.			
	1	583.100	Types and uses of assistance.			
	3	583.105	Grants for acquisition and rehabilitation.			
	为	583.110	Grants for new construction.			
	为	583.115	Grants for leasing,			
		583.120	Grants for supportive services ensis.			
	\mathbb{Z}	583.125	Grants for operating costs.			
	2	583.130	Commitment of grant amounts for leasing, supportive services, and operating costs.			
	罗	583,135	Administrative costs,			
	7	583,140	Technical assistance.			
	7	583,145	Matching requirements.			
	7	583.150	Limitations on use of assistance.			
	1	583,155	Consolidated plan,			
	74	583.200	Application and grant award.			
	B	583.230	Environmental review.			
	13	583.235	Renewal grants.			
	13	583.300	General operation.			
		583.305	Term of commitment; repayment of grants; prevention of undue benefits.			
		583.310	Displacement, relocation, and acquisition.			
		583.315	Rosident rent.			
œ.		583.320	Site control.			

City of Albany Dept, of Community & Economic Development Annual Manitoring Place



City of Albany Dept. of Community & Economic Development Annual Monitoring Fisa

APPENDIX C Sample Written Agreement City of Albany Dept. of Community & Economic Development Annual Monisoring Plan 41

City of Albany Department of Community & Economic Development Subrecipient Agreement

with

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

THIS	AGREEMENT, (herein	entered this called the "Gr	day of antee") and	, 20 (here	by and between the sin called the "Subrecipiont").			
itle					e United States Government under smeaded (HCD Act), Public Law			
WIIIt inds		lee wishes to en	igage the Subreci	pient to assist	the Grantee in utilizing such			
VOW	7, THERRIPORE,	it is agreed be	ween the parties	hereto (but;				
	SCOPE OF S	SERVICE						
	A. Activ	rities			9			
	The Subrecipient will be responsible for administering a CDRG Year [] <u>[Name of Program]</u> 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	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 desc:	ription as abovej					
	Activity #3	[Same desc.	ription as obovel					
	General Administration							
	[Add descripti noted above]	[Add description of general administrative services to be performed in support of activities noted above]						
	B. <u>Nati</u>	onal Objective	28					
	Objectives; be slums or bligh	nefit low- and : t; or meet com	moderate-income munity developme	persons; aid i ent needs hay	c CDBG program's National in the prevention or climination of ing a particular premy, as the activity (ics) carried out under			

42

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

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

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:

Activity	Units per Month	Total Units/Year
Activity #!	[# of Units]	[# of Units]
Activity #2	fit of United	[# of Units]
Activity #3	[# of Units]	[ll of Units]
[Add other activities	as necessary]	73/ 38/ 27

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

D. Staffing

[Provide list of souff and three control(ments to be allocated to each activity specified in LA, above.]

A Grantee might include the following provision if it felt among the Subrecipient's staff only optain 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 Personnet 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 Subret	cipient shall start on the	day.of	, 20	and end on the
cay of	of 20 . The term of	f this Agreemen	it and the pro	visions bereio
shall be extended to e	over any additional time po	eriod during wh	ich the Subre	cipient remains
in control of CDBG fi	inds or other CDHG assets	including pro-	gram income.	

City of Albany Dept, of Community & Economic Development Amend Manitoring Plan

HI. BUDGET

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

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 tashion in the ferm 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 Grange 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 cartification 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 rountily, 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. <u>NOTICES</u>

Notices required by this Agreement shall be in writing and delivered via mail (pustage prepaid), commercial corrier, 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.

City of Albany Dept. of Community & Economic Development Annual Munitoring Plan

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

Grantee	Subrecipient		
, Manager	Exec.		
Director			
Gjantes	Subrecipiont		
[Address]	[Address]		
[City, State, ZIP]	[City, State, ZP]		
[Telephone]	Telephone]		
[Fax Number]	[Fax Number]		

VI. SPECIAL CONDITIONS

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

The subrecipions agrees to comply with the requirements of Title 26 Code of Tederal Regulations (CFR) concerning Community Development Block Grants (CDBG) and all federal regulations and policies issued pursuant to these regulations. The Subrecipent further agrees to attifize 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

- Subrecipient shall provide a list of participants receiving services for the quarter.
 Such a first should include the name, location of the business, number of jobs created or retained, type of assistance, and the amount of each loan.
- Subrecipient shall maintain a file on each participant with verification of eligibility, services received, application and progress.
- 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 Tille 24 of the Code of Rederal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Black Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assure 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 regrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient

City of Albany Doot, of Community & Remonic Development Annual Munitoting Plan

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

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or astablishing the relationship of employer/amployer between the parties. The Subrecipient shull 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 Themployment 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, defemd and indemnity the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or comperformance 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.

y. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to project 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 advences from the Grantee.

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

I. Grantee Recognition

The Subrecipient shall insure recognition of the role of the Grantze 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 berein 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, not relieve or release the Grantee or Subracipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or total governmental guidelines, policies and available funding amounts, or for other reasons. If such amounts 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 multifleations will be incorporated only by written amondment signed by both Grantee and Subrecipient.

City of A'hany Dept, of Community & Economic Development Annual Meditaring Flan

H. Suspension or Termination

in accordance with 24 CFR 85.42, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails in comply with any terms of this Agreement, which include (but are not limited to) the following:

- Parliage to comply with any of the roles, 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;
- Failure, for any reason, of the Subrecipiers 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 acting 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.

Georgia Open Meetings and Open Records Act

The Subrecipent 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

City of Albany Dept. of Community & Economic Development Annual Monitoring Plan

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 fanded under this Agreement, Such records shall include but not be limited to:

- Records providing a full description of each activity undertaken;
- Records demonstrating that each activity undertaken mosts one of the National Objectives of the CDBG program;
- Records required to determine the eligibility of activities;
- Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. I immerial records as required by 24 CFR 570.502, and 24 CFR 84.21-28; and
- Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting dominents, statistical records, and all other records pertinent in the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the Granten's annual performance and evaluation report to ITID 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 stated 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.

Client Dufa

The Subrenipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be fimited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grunce mentions or their designoes 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 Gautier's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited by the [insert applicable State of 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 amused materials, equipment, unspent each advances, program income balances, and accounts receivable to the Grantee), and determining the custodismship

City of Albany Dept, of Community & Bencamic Development Annual Moultoring Plan

of moords. Not withstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipiert has control over CDHG funds, including program income.

Audity & Inspections

All Subrecipient records with respect to any mollets covered by this Agreement shall be made available to the Grantee, granter agency, and the Comptrollet 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 williholding 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., "montidy"] all program income (as defined at 24 CFR 570.500(a)) generated by activities ratriced out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comptly 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 shall reduce requests for an additional fund by the smount of any such program income shall reduce on band. All nnexpended program income shall be returned to the Grantee at the end of the contract period. Any interest camed on each 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 Grance.

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 coats incurred by the Grantee on behalf of the Subrecipient.

4. Progress Reports

City of Albany Dept. of Community & Foanomic Development Annual Monitoring Plan

The Subrecipiem 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:

 A monthly program progress report to the Grantee (See Attachment A) for the period great 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 useds (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, properly, 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.

F. Use and Reversion of Assets

The use and disposition of mai property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, \$70.503, and \$70.504, as applicable, which include but are not limited in the following:

- The Subrecipient shall transfer to the Grantee any CDBG funds on hand and
 only 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 and five (3) years after expiration of this Agreement for such longer period of time as the Grantee decay appropriate]. If the Subrecipient fait to use CDBG-assisted real property in a manner that needs a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair tranket 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

City of Albany Dept. of Community & Recommic Development Annual Monitoring Plan-

Agreement after the expiration of the five-year period for 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 (prouded 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.]

1X. 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 Rolocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CUR Part 24 and 24 CFR 570.606(a); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 194(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

Compliance

The Subrecipiont agrees in 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 VIIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title 1 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, Baccutive Order 11063, and Executive Order 11246 as amended by Executive Order 11375, 11478, 12107 and 12036.

2, Nondiscrimination

The Subrecipient agrees to comply with the non-discrimination in employment and connecting 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

City of Alberty Dept. of Community & Economic Development Annual Vanitoring Plan

(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 critical to enforce such covenants. The Subrecipient, in underlaking 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

Commercial Commercial

The Subrecipiont 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 Subrecipiont with any guidelines necessary for compliance with that portion of the regulations in faced 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 plun for an Affirmative Action Program for approval prior to the award of funds.

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 moets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 H.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 geomet. 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 only on written representations by businesses regarding their status as minority and female business enterprises in line 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 broks, records and accounts by the Grantee, HOD or its agent, or

City of Albany Dept. of Community & Beonomic Development Annual Monitoring Plan-

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 Subracipient's commitments becomed, and shall post copies of the notice in conspicuous places available to 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 H. 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. Probibited 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 Scendary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Sofety Standards Act (40 U.S.C. 327 at 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 Ame-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

camply with Federal requirements adopted by the Grantee permining to such contracts and with the applicable requirements of the regulations of the Department of Lubor, 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 rules higher than those required under the regulations are imposed by state or local law, nothing bereunder is intended to relieve the Subrecipient of its obligation, if any, to require asyment 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.

"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 Gruntee, 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 sasigns, 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 those 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 Dousing 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 amployment arising in connection with a housing tehabilitation (including reduction and shatement 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

City of Albany Dept. of Community & Recommic Development Annual Monitoring Plan

and abatement of leaf-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 concernic 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.

Notefications

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 selvising sold 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 subcentract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the granter agency. The Subrecipient will not subcontract with any entity where it has notice of 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

I. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantes thereto, provided, however, that claims for maney 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.

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

City of Albany Dept. of Commandly & Economic Development Annual Meditoring Plan

summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of neacompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract to its contract to the contract of this contract of the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let to 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 artivities in violation of Chapter 15 of Title V of the U.S.C.

4. Couffiet 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 justed information with regard to such activities, may obtain a futurated 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 participant, a "covered person" includes any person who is an employed, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

City of Albany Dept. of Community & Beometric Development Annual Monitoting Plan

Lobbying

The Subrecipient hereby certifies than:

- n. 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 grant, 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, lean, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- e. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all fiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly;

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 interocable 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 foods 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.

City of Albany Dept, of Community & Economic Development Annual Monitoring Plan

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subscripient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement;

- Clean Ajr 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 Subrecipiont shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FBMA) as having special flood buzurds, flood insurance under the National Flood Iosurance 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 rehubilization of residential structures, with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 26 CFR 570,608, and 24 CFR Part 35, Subpart B. Such regulations partain to all COBG-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 huzards 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 treasures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, freatment 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 attended (16 U.S.C. 470) and the procedures set furth in 36 CPR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insufar 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.

City of Albany Dept, of Community & Economic Development Annual Mentioring Plan

XII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall and be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XIII. SECTION HEADINGS AND SUBMICADINGS

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 Subrecipicat 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. JUNTIRE 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 contemporanceus 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 Subracipient is a governmental or quast 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 J

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APPENDIX D Sample Self Monitoring Review Format

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City of Albany Dept, of Community & Economic Development Annual Monitoring Plan



DCED - Self Monitoring Review

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Grantee SF-424's and Certification(s)

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	cral Dabt? (If "Yes," provide explanation in attachment.) [Add Windmann

CERTIFICATIONS

In accordance with the applicable stantes and the regulations governing the consolidated plan regulations, the jurisdiction confides that:

Affirmatively Further Batr Housing -- The jurisdiction will affirmatively further fuir housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan — It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655), and implementing regulations at 49 CFR Part 24. If has in affect only is following a residential arti-displacement and relocation assistance plan required under 34 CFR Part 42 to connection with any activity assisted with funding under the Community Development Block Great or HOME programs.

Anti-Leithying - I'm the host of the jurisdiction's knowledge and belief:

- 1. No Tederal approprieted finds have been poid or will be eath, by or on befail of it. to any person for inther eight or attempting to infine as a officer or employee of any agency, a Momber of Congress, or an employee of a Member of Congress, in connection with the awarding of any Epideral contrast, the making of any Federal grain, the making of any Pederal load, the artering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contrast, proof, loan, ny cooperative agreement;
- 2. If any family other than Foderal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence or officer or amployee of any agency, a Member of Cooperss, an officer or employee of Cooperss, or on amployee of a Member of Congress in connection with this Federal points of grant, losing or obspeciative agreement, it will complete and submit Standard Form-U.C., "Disclosing Form in Report Lobbying," in accordance with its his receivers and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subsystems, and contracts under grants, bears, and cooperative agreements) and that all subgraphents shall certify and disclose accordingly.

Authority of Jurisdiction—The possibilitared plan is arithorized under State and local law (as applicable) and the Jurisdiction possesses the logal authority to carry out the programs for which it is accking funding, in accordance with applicable HUD regulations.

Consistency with plan —The housing satisfiles to be updertaken with Community Development Block Grant, HOMIL, Innergency Solutions Grant, and Housing Opportutibles for Porsons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan

Section 3 - It will comply with earling 3 of the Housing and Urban Development Act of 1958 (12 ILS.C. 1701a) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

5/12/00

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation — It is in full compliance and following a detailed citizen participation plan that satisfies the regularments of 24 CBR 91.105.

Community Development Plan — its consolidated plan identifies community development and bousing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Ose of Funds -- It has complied with the following criteria:

- I. Maximum Pensible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum fensible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of alums or blight. The Action Plan may also include CDBG-assisted activities which the grance certifies are designed to meet other community development needs having particular argoncy because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Cortification).
- 2. Overall Benefit. The apprepale use of CDBG finds, inclinding Section 108 guaranteed liness, during program year(s) 2020 apprint a period specified by the gruntee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
- 3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG fitteds, including Section 108 lnan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any the charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public hoprovements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a section often than CDBG funds.

In addition, in the case of properties owned and complet by condente-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it backs CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing;

- A policy prohibiting the was of excessive force by law conforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- A policy of enfercing applicable State and local lower against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Auti-discrimination laws — The grant will be conducted and administered in conformily with fide VI of the Clv1 Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and hoplementing regulations.

 $\textbf{Lead-Based Paint} \leftarrow \textbf{Its activities concerning fead-based point will comply with the \textit{requirements of 24 CFR Part 35, Subparts A, B, J, K, and R.}$

Compliance with Laws \sim lt will comply with applicable laws.

Sign at us of Authorized Official

City Manager

Title

OPTIONAL Community Development Block Grant Cortification

Submit the following certification only when one or noise of the activities in the action plan are designed to most other community development needs having particular digeory as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDDG-assisted activities which are designed to meet other community development needs having particular togeracy because existing conditions pose a serious end immediate forest in the health or wellare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

-37/12 (2020) Date

City Manager

Title

Specific HOME Certifications

The HOMN participating jurisdiction contifies that:

Tenant Based Rental Assistance — If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs – It is using and will use HOMb funds for elligible sofvities and costs, as described in 24 CFR §§92.205 through \$2.209 and that it is not using and will not use HOMB funds for prohibited activities, as described in §92.214.

Subaidy layering — Before committing any foods to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME finals in combination with other Federal assistance than is necessary to provide affordable housing:

Signature of Authorized Official Date

City Manager
Title

Emergency Solutions Grants Certifications

The Emergency 80 intions Greats Program recipient certifies (hul;

Major rehabilitation/conversion/removation. If an emergency sheller's rehabilitation costs exceed 75 percent of the value of the building hefore rehabilitation, the recipient will maintain the building as a shelter for homoless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to converts building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or tamify after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will multilain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs — In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the BSG assistance is provided, without regard to a purticular site or structure, so long the recipient serves the same type of presons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation — Any microvation certified out with ESG assistance small be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services: The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and month; health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds - The reciplest will obtain matching amounts required under 24 CFR 576.201.

Confidentiality. The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment sorvices under any project assisted under the ESG program, including pretection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum eatent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, tenovading, maintaining, and operating facilities assisted under the ESO program, in providing services assisted under the ESO program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

where appropriate, policies and protocols systems of rate (such as health care facility	ablish and implement, to the maximum extert practicable and for the discharge of persons from publicly funded institutions or lies, mental health facilities, foster care or other youth facilities, order to prevent this discharge from intend at ally resulting in
N/A. Signature of Authorized Official	Dele

Title

Annual Action Plan 2020

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent neads that are not being met by available public and private sources.

Building — Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

- 1. For a period of not less than 10 years in the case of assistance involving new construction, as between temperature of a facility, $\frac{1}{2}$
- 2. For a period of not less than 3 years in the case of assistance involving non-superlantial rehabilitation or repair of a building or structure.

N/A Signature of Authorized Official	Dete	ii-2	
Title			

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Coriffication

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this contribution is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civit penalty of not less than \$10,000 and not more than \$100,000 for each such fails.

Public reporting burden for this collection of inforcetion is extimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gall oring and traintening the data needed, and completing and reviewing the collection of information. Send comments regarding the durden estimate or any other assect of this collection of information. Including suggestions for reducing this burden, by the Office of Management and Budget, Paperwork Reduction Protect (0345-0042), Washington, DC 20506.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Cortain of these assurances may not be coplicable to your project or grogram. If you have quoetime, please contact the Awarding Agency. Further, certain Forteral assistance awarding agencies may require applicants to confify to additional assurances. If such is the case, you will be notified.

As the duly authorized recressorbalive of the applicant; it certify that the applicant:

- Has the legal subnorty to apply for Federal assistance, and the institutional inshagerts, and the analytic repubility (including funds sufficient to pay the port-federal share of project costs) to ensure proper planning management and completion of project described in this approach.
- Will give the awarding agency, the Comptrol or General
 of the United States and, if appropriate, the State
 the right to examine all records, books, papers, or
 documents related to the assistance; and with establish
 a proper accounting system in accordance with
 generally eccepted accounting standards or agency
 directives.
- 3. Will not dispose of, modify the use of, or change the terms of the roal property title or other interest in the alterand facilities without permission and instructions from the awarding agency. Will moord the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
- Will compty with the requirements of the assistance awarding agency with regard to this drafting, review and approve, of construction plans and specifications.
- 5. Will provide and maintain connectors and adequate engineering supervision of the construction site to ensure that the complete work conforms with the approved plane and especifications and will furnish progressive reports and such officer information as may be required by the assistance awarding agency of State.
- Will initiate and complete the work within the applicable time frame after racely, of approval of the awarding agency.
- WII establish as leguents to prohibit employees from using their positions for a corpose that constitutes or presents the appearance of presents or organizational conflict of interest, or personal gain.

- Will comply with the invergovernments. Personnel Act of 1970 (42 U.S.C. §§4728-47(3) relating to creed bed standards of immit systems for programs fameed. Endet und of the 19 sestutes or regulations specified in Appendix A of OFM's Standards for a Medi System of Personnel Administration (5 C.F.R. 900, Support F).
- V&II comply with the I cact-Based Paint Polsoning Prevention Am (42 U.S.O. §§4601 et aeq.) which prohibits the use of lead-based callet in construction or rehabits for of residence of protures.
- 10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1984 (P.L. 68-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1663, and 1665-1668), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. \$794), which prohibils discrimination on the basis of hendiceps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of ago; (e) the Drug Asuse Office and Treatment Act of 1972 (P.L. 92-255), as amended realing to condiscrimination on the basis of drug abuse. (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-816), as amended, relating to nondiscrimination on the basis of alcohol abuse or elcoholism; (g) §§523 and 527 of the Public Heelth Service Act of 1912 (42 U.S.C. §§290 dd-3 and 280 ee 3), se amended, relating to confidentiality of elochol and drug abuse patient records; (h) Titlo VIII of the Civil Rights Act of 1988 (42 U.S.C. §§3001 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (j) any other nondiscrimination provisions in the specific status(s) under which application for Federal assistance is being made: and (i) the regultements of any other nondlecrimination statue(s) which may apply to the application

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- 11. Will comply, or has almostly complied, with the requirements of Tipes. Land I Left the Uniform Robustion Assistance and Roal Proporty Anguistion Pollobis Art of 1970 (P.L. 91-946) which provide for fair and equilable treatment of persons displaned or whose crupicity is acquired as a result of Endorst and Jederally establish programs. These requirements apply to all interests in real property acquired for project purposes regardless of Endorse perhipholon in purchases.
- Will comply with the provisions of the Hatch Act (5 U.S.C. §§:1501-1508 and 7324-7328) which time the colindal activities of employees whose principal employment softvilles are funced in whole or in part with Federal funca.
- 13. Willi comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a 7), the Copoland Act (40 U.S.C. §276a and 15 U.S.C. §674), and the Contract White House and Sofety Standards Act (40 U.S.C. §§327-333) regurding labor standards for federally-assisted copsingting subagroupents.
- 14 VAll comply with flood insurance pumbase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special food hazard area to packopate in the progress and to curchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
- 15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1985 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating factities pursuant to EO 11795; (d) protection of wetands pursuant to EO 11790; (d) evaluation of flood hezards in flooddens in accordance with EO 11983; (e) assurance of project consistency with the approved State management program developed under the Cossist Zone Management Act of 1972 (16 U.S.O. §61451 et seq.); (f) conformity of

- Fortoral actions to State (Clean Air) Inclementation Flags under Section 175(g) of the Clean Air Act of 1965, as amended (42 U.S.C. §\$7401 et seq.); (g) profession of underground sources of drinking water under the Sefe Drinking Water Act of 1974, as agreeded (P.L. 83 523); and, (h) profession of endangered species under the Endangered Species Agriof 1976, as amended (P.L. 83 205).
- Will comply with the Willd and Scenic Rivers Action 1959 (18 U.S.C. §§127) et sec.) related to protecting components or patential comparable of the national wird and scenic rivers evaluate.
- Wir sesist the awarding agency in assuring compliance with Section 100 of the National Historia Preservation Act of 1986, as smenced (16 U.S.C §470, EO 11593 (dentification and protection of fisteric properties), and the Archaeological and Historia Preservation Act of 1874 (16 U.S.C. §§488a-1 of sog).
- Will cause to be performed the required financial and complance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-138, Audits of States, Local Governments, and Non-Pmfit Organizations.
- Will compay with at applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this crogram.
- 20. Will comply with the requirements of Section 100(g) of the Thaif doing Violina Protocion Act (TVPA) of 2000, as amended (22 U.S.C. /104) which prohibits grant award recipients or a sub-recipient from (f) Engaging in severor tome of treifficing in cereors during the period of time that the award is in effect (f) Produring a commonval sex sor during the period of time that the award is in effect or (8) Using forced abor in the performance of the exact our subswards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
The same of the sa	City Manager
APPLICANT CHGANIZATION	ÇATE SUBMITTED
nine of Albany, Gh	5/43/2020

SF-424D (Rev. 7-67) Hack

OMB Number, 4040-0007 Expiration Date: 02/28/2022

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of Information is estimated to average 15 minutes on response, including time for reviewing instructions, sparching existing data sources, gathering and maintaining the case needed, and concluding and reviewing the collection of information. Send comments regarding the burden estimate or any other expend of this collection of information, including suggestions for reducing studies, to the Office of Management and Budget. Paperwork Residualish Project (0348-0340), Washington, DC 2003.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE

Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, cortain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duty authorized representative of the applicant, I certify that the applicant:

- Has the legal authority to apply for Federal sessistance and the institutional, managerial and financial depositify (including funds at fiblent to day the non-Federal share of project cost) to ensure proper claiming, managerians and completion of the project described in this application.
- 2. Vell give the awarding agency, the Compholog General of the United States and, "appropriate, the State, through any authorized representative, access to and the right to examine at records, cooks, papers, or documents related to the award; and will establish a proper ecodoming system in accordance with generally accepted soccurring etangance on agency directives.
- Will establish safeguards to probibli employees from using their positions for a purpose that constitutes or presents the appearance of cersonal or organizations conflict of interest, or personal gain.
- Will initiate and complete the work within the applicable lime frame after receipt of approval of the awarding approx.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725 4763) relating to prescribed standards for meril systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Marit System of Personnel Administration (6 C.F.R. 1900, Subcartin).
- Will comply with all Federal statutes relating to nor discriptionium. These include but are not limited to: (a) Title VI of the CIV Rights Add of 1984 (P.L. 64-352) which prohibbs discrimination on the basis of race order or restone origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1891-1983, and 1985-1988), which prohibits discrimination on the basis of eact (c) Section 504 of the Reinabilizator.
- Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handidage; (d) the Age Discrimination Act of 1975, as amended (42 U. S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuso Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuso; 🕅 the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation. Act of 1970 (P.L. 91-816), as amended, releting to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol: and drug abuse pattent records; (h) Title VIII of the Civil. Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nonclassimination provisions in the specific stabile(s) under which application for Federal assistance is being made; and. ()) the requirements of any other nondleorimination statute(s) Which may apply to the application.
- 7. Will comply, or has already compiled, with the requirements of Titles (I and III of the Liniform Residence and Read Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equilibrie resultient of persons displaced or whose property is acquired as a result of Proceed or federally assisted programs. These requirements apply to all interests in resiliproperty cognition for project purposes regardless of Endors' partiripation in probabiles.
- Will comply, as applicable, with provisions of the Heach Act (5.0.8.0. §§1501-1508 and 7024-7326) which flight the political activities of employees whose principal employment softwilles are funded in whole or in part with Feders, funds.

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- 9. Will comply, as applicable, with the provisions of the Dayla-Barron Act (40 U.S.C. §§278s to 278s 7), the Coppland Act (40 U.S.C. §278s and 18 U.S.C. §874), and the Contract World Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted constructor subagreements.
- 10 Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1879 (P.L. 93-234) which requires reticents in a special flood nazoral area to participate in the program and to purchase flood featurence if the total cost of insurable construction and acquisition is \$10,000 or more.
- 11. Will comply with environmental standards which may be creedibed pursuant to the following (a) instanted of environmental quality control measures under the National Environmental Potoy Axi of 1989 (P. I. 91-190) and Executive Order (EC) 11514. (b) indiffication of violating facilities pursuant to EC 11798; (d) protoction of wetlands curatient to EC 11990; (d) resolution of food hazards in floodpains in securciar or with EC 11998; (e) sesurance of project consistency with the approved 8tste menagement program developed under the Coastel Zone Management Axis of 1972 (16 d. S.C. §§1401 et sec.); (f) conformity of Federal actions to State (Cloan Ar), implementation Plans under Section 176(c) of the Grean Air Axis of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Am of 1974, as amended (P.L. 33-523); and, (h) protection of orderingered species under the Endangered Spools Axis of 1973, as amended (P.L. 93-505).
- 12 Wit comply with the Wild and Storkin Rivers Act of 1888 (18 U.S.O. §§1271 at seq.) related to protecting components or potential components of the national wild and shortd rivers system.

- 13. Will asold the awarding egency in assuring concollance with \$40000 108 of the National Electric Prescription. Act of 1080, as amended (18 U.S.C. §470), EO 11503 (conflicted and protection of historic properties), and the Archaeologist and Fisitoric Prescription Act of 1974 (16 U.S.C. §§498-1 et seq.).
- Will comply with P.L. 95-349 regarding the protection of human subjects involved in research, development, and reliabel activities supported by this award of assistance.
- 75. Will comply with the Laboratory Animal Welfage Ant of 1906 (P.L. 98-54), se amended, 7 U.S.C. §§2167 of seq.) pertaining to the care, fundiling, and incompant of warn blooded salmais held for research, leading, or other activities supported by this award of vissistance.
- Will comply with the Lead Based Paint Paisoning.
 Prevention Act (42 U.S.C. §§4801 et seq.) whore
 probable the use of lead-based pellint in construction or
 detabliliation of residence structures.
- Will cause to be performed the required financial and compliance sudits in accordance with the Single Audit Ant Amendments of 1998 and DMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
- Vall comply with all applicable requirements of all other Federal laws executive orders, regulations, and policies governing tole crogram.
- 19. Vell currely with the requirements of Section (108(g)) of the Intifficking Vitalinis Printodion, Act (TVPA) of 2000, as amended (22 U.S.C., 7104) which prohibite great award recipients of a sub-recipion; from (1) Engeging its severe forms of trailboding in persons during the pencil of time that the swend is in offert (2) Produring a commercial sex act during the period of time that the swand is in effect or (3) Using fortice labor in the performance of the award or subswands under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Homager
1 1 4 50	A 000000000000000000000000000000000000
APPLICANT ORGANIZATION	DATE BUBARTIED
City of Altany, Ch	6/13/2020

Standard Porti 484B (Rev. 7-87) Bodi

Annual Action Plan 2020