

City of Albany, Georgia
Department of Community & Economic
Development



FY 2006, 2007, and 2008 Action Plan
Substantial Amendments
Final
March 24, 2010

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Executive Summary

The City of Albany, Georgia is an entitlement community that is responsible for administering the Community Development Block Grant (CDBG) and Housing Investment Partnership Program (HOME) programs funded by the Department of Housing and Urban Development (HUD) within its strategic planning areas: Enterprise Community (CDBG Neighborhood Revitalization Strategy Area), the South Albany Redevelopment Area (CDBG Neighborhood Revitalization Strategy Area), and the East Albany Urban Redevelopment Area. These strategic planning areas serve as jurisdictions where the federally funded activities are undertaken.

The CDBG program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income. Eligible activities must meet one of HUD's national objectives:

1. Benefit low and moderate income persons;
2. Aid in the prevention or elimination of slums and blight; or
3. Address other community development needs that present a serious and immediate threat to the health and welfare of the community.

The HOME program enables local governments to formulate partnerships with local non-profit groups to undertake a wide array of housing activities which benefit low and moderate income persons. Such activities include new construction and rehabilitation for rent or homeownership.

The amounts of \$627,058.92 from CDBG and \$380,034.41 from HOME will be redirected towards other eligible projects consistent with the 2006-2010 Consolidated Plan.

Prior to modifying any of its CDBG and HOME allocations or priorities, the City is required to amend its approved plan whenever it makes one of the following decisions:

1. To make a change in its allocation priorities or a change in the method of distribution of funds;
2. To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan;
3. To change the purpose, scope, location, or beneficiaries of an activity; or
4. A transfer of a significant percentage (50%) of allocated funds from an established program funded through the CDBG or HOME programs.

The City of Albany is making an amendment to its FY 2006, 2007, and 2008 Annual Action Plans and Proposed Use of Funds as a result of several CDBG and HOME project budgets have been modified and new projects added in FY 2009. All proposed projects and activities remain consistent with the 2006-2010 Consolidated Plan. Changes made will be reviewed by the general public in the format of a public hearing followed by a 30-day comment period, as required by the City's Citizen Participation Plan and HUD regulations.

**Summary of FY 2006, 2007, and 2008 Action Plans
Substantial Amendments Proposed Changes**

The City of Albany, Georgia FY 2006, 2007, and 2008 Action Plans, listed specific activities that the City would undertake between the fiscal years starting July 1st through June 30th of the following year. The Action Plans detail how the City would use the CDBG and HOME funds to address housing and non-housing community development and economic needs. The Substantial Amendments for FY 2006, 2007, and 2008 Annual Action Plans will re-direct underutilized funding for the following activities:

Housing	CDBG	Budgeted Amount	CDBG Proposed Amount
○ Rental Rehabilitation (Vacant)		\$0	\$50,000
○ Energy Efficiency		\$0	\$30,000
○ Rehabilitation (Transitions)		\$0	\$150,000
○ CHDO Capacity Building		\$0	\$15,000

CDBG funds are allowed for a variety of homeownership and rental activities, including but not limited to, homeowner rehabilitation, home purchase activities, rental housing activities, new construction, and services in connection with housing. The planned rehabilitation activities and energy efficiency projects greatly improve the quality of life for low to moderate income persons. The last objective entails training interested CHDOs on how to better serve their community by strengthening their skill set and performance abilities.

Housing	HOME	Budgeted Amount	HOME Proposed Amount
○ Down-payment Assistance		\$0	\$300,000
○ Soft Second loans		\$0	\$500,000
○ Developer Subsidies		\$0	\$200,000
○ Contingency		\$0	\$191,813.36

The HOME program functions to expand the supply of decent and affordable housing, strengthen the ability of local governments to implement housing strategies, and assist very-low and low-income families develop skills to become responsible homeowners and tenants. The efforts of down-payment assistance and soft second loans will assist LMI persons in the pursuit of affordable homeownership, while subsidies provided to interested developers with eligible projects will increase the amount of housing within the target areas that have special flood-zone requirements. The amount allocated for contingency will be utilized to cover program and service overtures for eligible activities and/or program areas that have been previously approved and are consistent with the 2006-2010 Consolidated Plan.

Public Facilities	CDBG	Budgeted Amount	CDBG Proposed Amount
○ Sewer Line Connections		\$0	\$15,000
○ Keep Albany Do. Beautiful (KADB)		\$0	\$10,000
○ Ritz Cultural Center Rehab		\$0	\$200,000

As stipulated by HUD guidelines, CDBG funds may be used for the acquisition, construction/installation, and rehabilitation of public improvements, including sewer lines and improvements in the aesthetic quality of the community; and for public facilities that will be

utilized by the neighborhood or community. Funding for sewer lines will be provided to connect sewer lines between existing LMI housing and sanitary sewer in close proximity. Funding for KADB will be used to improve the quality of life for residents through beautification projects within strategic planning areas. The Ritz Cultural Center will be rehabilitated in preparation of occupancy by an eligible non-profit seeking to serve low to moderate income youth.

Public Service	CDBG	Budgeted Amount	CDBG Proposed Amount
○ Jubilee Financial		\$0	\$30,000
○ Council on Aging (Ramps)		\$0	\$10,000
○ Technical Assistance Grant (TAG)		\$0	\$40,000

HUD allows for a maximum of 15% of the CDBG allocation to be spent on non-housing related public service activities. These activities must be consistent with the local jurisdiction's Consolidated Plan as they relate to outlined priority needs. Funding will be provided to Jubilee Financial to provide financial literacy, on-site security, and youth activities to low and moderate income households. Among the priority needs, the Council on Aging will work to install access ramps for low-income disabled citizens in the community. The Technical Assistance Grant will increase the capacity and range of program monitoring to ensure adequate program compliance.

Economic Development	CDBG	Budgeted Amount	CDBG Proposed Amount
○ Competitive Award		\$0	\$300,000
○ Microbusiness Enterprise Center		\$0	\$100,000
○ MacGregor Section 108 Loan		\$0	\$25,000

CDBG funds are used for economic development to stimulate and sustain small business operation, as well as assisting in job creation. The Competitive Award offered to eligible businesses will assist them in preparing program-eligible activities and job growth within the target area. The funding proposed for the Microbusiness Enterprise Center will directly benefit its tenants by upgrading the existing facility. Lastly, the MacGregor Section 108 Loan will offset any potential payment deficits.

Contingency	CDBG	Budgeted Amount	CDBG Proposed Amount
		\$0	\$69,685.64

HUD allows funds for potential cost overruns of programs. The contingency money will be utilized to cover program and service overruns for eligible activities and/or program areas that have been previously approved and are consistent with the 2006-2010 Consolidated Plan.

Citizen Participation

According to 24 CFR Part 91.105, citizen participation is encouraged prior to any substantial amendments. The regulations encourage participation from low and moderate income persons within strategic planning areas. Also, the City is required to provide 30 calendar days for soliciting comments from its citizens and to conduct one public hearing prior to submission of the Plan to HUD.

One public notice of the FY 2006, 2007, and 2008 Action Plan Substantial Amendments was published in the Albany Herald beginning on Sunday, November 22, 2009 to solicit comments through Friday, December 4, 2009. Citizens were encouraged to forward all comments to the City of Albany, Department of Community & Economic Development located at: 230 South Jackson Street, Suite 315, Albany, Georgia 31701. The public hearing was held on Thursday, December 3, 2009.

Another public hearing notice was placed in the Albany Herald beginning on Sunday, January 10, 2010 and the Southwest Georgian beginning on January 22, 2010 to solicit comments through February 10, 2010. Citizens were encouraged to forward all comments to the City of Albany, Department of Community & Economic Development located at: 230 South Jackson Street, Suite 315, Albany, Georgia 31701. The public hearing will be held on February 23, 2010.

The Plan was also posted on the City's official web site at: www.albany.ga.us, Department of Community & Economic Development and the City's Access Channel beginning on Monday, February 1, 2010.

Summary of Citizen Comments

The minutes from the public hearing held on December 3, 2009 for solicitation of comments on proposed changes to the 2006, 2007, and 2008 Action Plan are below.

Public Hearing Minutes

FY 2006, 2007, and 2008 Action Plan Substantial Amendments

Thursday, December 4, 2009

The public hearing began at 6:12 p.m. with a welcome from Latoya Cutts, Director.

Mrs. Cutts introduced Laura McCool, Project Manager who provided information on the budget reallocations for FYs 2006, 2007, and 2008. She explained that the reallocations were necessary due to over-funding of projects and cancellation of projects which did not progress. Questions were raised as to how projects could be over-funded. She explained the Integrated Disbursement Information System (IDIS) and how some projects were funded with excess of Entitlement funds, but were drawn down with program income which left entitlement funds remaining to be spent.

Shelena Hawkins, Deputy Director provided information on proposed uses with the reallocations and uncommitted CDBG and HOME funds with staff recommendations. Each proposed use was explained in detail to include how the activity or program was consistent with the 2006-2010 Consolidated Plan.

The floor was opened for citizen participation and comment. The following questions were raised:

1. Could the proposed uses include Transitions or Emergency Housing new construction or conversion of an existing structure?
Response: Yes. Due to the need for this type of housing, the City is exploring the opportunity to develop additional Transitional Housing units. However, it seeks to keep the housing in close proximity of the existing site for management purposes.
2. Are any of the proposed programs going to require a grant application process?
Response: Yes. Grant applications include the Energy Efficiency, Downpayment Assistance, and Sewer Line Connections programs.
3. Can the Ritz Cultural Center be maintained with CDBG funds after rehabilitation to ensure that its condition does not return to the same state?
Response: No. Per CDBG regulations, funds can not be utilized to pay for on-going maintenance costs.

4. Are all the units located at 1400 S. Jefferson transitional units?
Response: Transition housing is located in the 1400 block of S. Jefferson; however, there are rental housing units owned by the City that are located in the 1300 block of S. Jefferson Street.

5. Are CDBG funds being utilized to address Demolition?
Response: Yes. CDBG funds were provided to the City of Albany, Code Enforcement Department to assist with demolition to address slum and blight in strategic planning areas.

6. Who developed Barkley Estates Housing Development and has the City provided any funds to this development?
Response: This development was a private development which sought Low Income Housing Tax Credits (LIHTC) through the GA Department of Community Affairs. Initially, the development desired financial support from the City; however, no funding was committed to the project. Orlando Rambo, who is affiliated with the development of Barkley Estates made request for \$40,000 in CDBG funds through Jubilee Financial in 2008; however, no funds were disbursed. Proposed funding through the budget re-allocations to Jubilee Financial is being reduced to \$30,000. Upon Commission approval, Jubilee Financial will provide CDBG-eligible, public service activities to low and moderate income households. These public services will include: Financial Literacy through MoneySmart, on-site security, and youth activities.

7. What is the process for ensuring that Transitions units are occupied by the best people who are not taking advantage of the program?
Response: Transitions is a 24-month program with housing, and it contains 15 housing units. Its prospective participants are interviewed and a case management plan is identified between the individual participant and the Case Manager. There are benchmarks that must be met per the case management plan. They must seek to obtain employment, educational attainment, and attend workshops and trainings to assist in becoming more self-sufficient.

The following are additional comments obtained by citizens in attendance at the public hearing:

- Ensure that the CDBG funds used to rehabilitate and redevelop the Ritz Cultural Center provide for continual maintenance.
- Desires to know why the City does not maintain the Ritz with its General Funds.
- Ensure that after the rehabilitation of Transitions that the best people are occupying the units as not to damage or abuse the properties.
- Ensure the continual maintenance and inspections of Transitions units.
- Street lighting and streetscape in the downtown area needs to be maintained.

Mrs. Cutts asked if there were any further questions and if all were in agreement with the proposed budget uses. No one responded in the negative.

The citizens were all thanked for their attendance and input. The public hearing adjourned at approximately 7:25 p.m.

Summary of Citizen Comments

The minutes from the public hearing held on Tuesday, February 23, 2010 for solicitation of comments on proposed changes to the 2006, 2007, and 2008 Action Plan are below.

Public Hearing Minutes

FY 2006, 2007, and 2008 Action Plan Substantial Amendments

Tuesday, February 23, 2010

The public hearing, originally advertised to commence on Tuesday, February 23 was re-scheduled for Monday, February 22 at the government center for review by the City Commission. No citizen comments were received. A Special Call meeting was held on Tuesday, March 2, to vote on the adoption of the proposed Substantial Amendment to the 2006, 2007, and 2008 Annual Action Plans. The Plan was adopted by the City Commission on March 2, 2010.

Appendix 1

Sunday, November 22, 2009

The Albany Herald

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**NOTICE OF PUBLIC HEARING
REVISIONS TO CDBG & HOME BUDGETS FOR
2007-2008; 2008-2009; and 2009-2010**

The City of Albany is amending Albany's Action Plans for FY 2007, 2008, and 2009. The amendment is to revise the CDBG and HOME budgets and/or projects funded through the U. S. Department of Housing and Urban Development. The public hearing will be held on Thursday, December 3, 2009, 6:00 p.m. at the following location:

City of Albany
Department of Community & Economic Development
Microbusiness Enterprise Center
230 South Jackson St./Suite 315
3rd Floor Conference Room
Albany, GA 31701

Comments may also be made in writing and should be received no later than December 4, 2009. Please forward all comments to the following address:

City of Albany
Department of Community & Economic Development
230 South Jackson St., Suite 315
Albany, GA 31701

Between the hours of 9:00 a.m. to 4:00 p.m.
or call 483-7650.

Appendix 2

The Albany Herald

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Sunday, January 10, 2010

NOTICE OF PUBLIC HEARING FY 2006, 2007, and 2008 ACTION PLANS SUBSTANTIAL AMENDMENT

The City of Albany is amending Albany's Action Plans for FY 2006, 2007, and 2008. This amendment will revise the CDBG and HOME budgets to accommodate new projects and modified funding objectives. The purpose of the public hearing is to seek citizen input prior to submission to the U. S. Department of Housing and Urban Development (HUD). The public hearing will be held on Tuesday, February 23, 2010, 8:00 p.m. at the following location:

City of Albany
Government Center
222 Pine Avenue
Room 100
Albany, GA 31702

Comments may be made in writing and should be received no later than February 10, 2010. Please forward all written comments to the address below between the hours of 9:00 a.m. to 4:00 p.m. or call the office at (229) 483-7650. Comments may also be submitted online through www.albany.ga.us, City Government, Dept. of Community and Economic Development homepage.

City of Albany
Department of Community & Economic Development
230 South Jackson Street, Suite 315
Albany, GA 31702

Summary of the City of Albany Substantial Amendment to FY 2006, 2007, and 2008 Action Plans and Proposed Use of Funds Statement

The Annual Action Plans for FY 2006, 2007, and 2008 (Years 1, 2, and 3) are a continuation of the City of Albany's Consolidated Plan for use of funds from the U. S. Department of Housing and Urban Development (HUD). The City of Albany is making an amendment to modify the budgets of CDBG and/or HOME activities and add/delete projects to fund the following:

HOUSING

Funds are used directly for affordable housing for persons of very low, low and moderate income households.

Downpayment Assistance	\$300,000
Soft Second Loans	\$500,000
Developer Subsidies	\$200,000
Contingency	\$191,813.36
Rental Rehabilitation (Vacant)	\$50,000
Energy Efficiency	\$30,000
Rehabilitation (Transitions)	\$150,000
CHDO Capacity Building	\$15,000

PUBLIC FACILITIES

Funds are used for public facility improvements to directly benefit very low, low and moderate income persons.

Sewer Line Connections	\$15,000
Keep Albany Do. Beautiful	\$10,000
Ritz Cultural Center Rehab	\$200,000

PUBLIC SERVICE

HUD allows for up to 15% of the CDBG allocation to be spent on non-housing public service activities. These activities must be consistent with the local jurisdiction's Consolidated Plan as they relate to priority needs.

Jubilee Financial	\$30,000
Council on Aging (Ramps)	\$10,000
Technical Assistance Grant (TAG)	\$40,000

ECONOMIC DEVELOPMENT

Funds are used to stimulate small business development and job creation.

Competitive Award	\$300,000
Micro Business Enterprise Center	\$100,000
MacGregor Section 108 Loan	\$25,000

CONTINGENCY

Funds are used for potential cost overruns.

\$69,685.64

Appendix 3

A RESOLUTION *10-R124*
ENTITLED
A RESOLUTION APPROVING FISCAL YEAR 2006,
2007 AND 2008 ACTION PLAN SUBSTANTIAL
AMENDMENTS AND PROPOSED USE OF FUNDS;
REPEALING PRIOR RESOLUTIONS IN CONFLICT
AND FOR OTHER PURPOSES.

WHEREAS, the City's Community and Economic Development Department (CD) has identified new projects and/or activity modifications; and

WHEREAS, CD after appropriate citizen participation and public hearings has submitted its January 22, 2010 Agenda Item describing various expenditures and/or activities to be modified or added to FY 2009 CDBG or HOME Budgets, said Agenda Item being expressly incorporated herein by reference; and

WHEREAS, it is in the best interests of the citizens of Albany that the FY 2006, 2007, and 2008 Action Plans and Proposed Use of Funds be amended as identified in the FY 2006, 2007, and 2008 Action Plans Substantial Amendments,

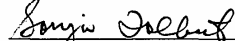
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:

SECTION 1. Approval is herein given to FY 2006, 2007, and 2008 Action Plans Substantial Amendments and the Director of Community Development is requested to submit same to HUD for review.

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


MAYOR

ATTEST:


CITY CLERK

Adopted: *March 2, 2010*

Introduced By Commissioner: *Pike*
Date(s) read: *March 2, 2010*