

Summary of FYs 2006, 2007, 2008, 2009 and 2010 Substantial Action Plan Amendments Proposed Changes

The City of Albany, Georgia FYs 2006, 2007, 2008, 2009 and 2010 Action Plans listed specific activities that the City would undertake for each program year beginning July 1st to June 30th. The Action Plans detailed how the City would use the CDBG and HOME funds to address housing and non-housing community development and economic needs. The following are proposed changes in programs and activities that require the amendment:

FYs 2006, 2007, and 2008 Substantial Amendment

➤ HOME-funded Activities

Funds are used directly for affordable housing for persons of very low, low and moderate income households. However, due to economic conditions, fewer eligible low to moderate income households purchased housing. Therefore, the City reduced the amount made available in down payment assistance by \$200,000 and soft seconds by \$300,000 for the program year. There was limited interest in the Developer Subsidy Program during the program year. As such, the City reduced the funding made available for the program year. Contingency funds, which are used for potential cost overruns, were not utilized during the program year.

	<u>HOME Budgeted Allocation</u>	<u>HOME Proposed Budget</u>
Down payment Assistance	\$300,000	\$100,000.00
Soft Seconds	\$500,000	\$200,000.00
Developer Subsidies	\$200,000	\$0
Contingency	\$191,813.36	\$0

➤ CDBG-funded Activities

CDBG funds were utilized for public facility improvements to directly benefit very low, low and moderate income persons. In an effort to benefit more low to moderate income households, the allocation for the Sewer Line Connections project was increased by \$50,000. The increased amount will assist additional eligible households with tapping into the City's sanitary sewer system. Contingency funds, which are used for potential cost overruns, were not utilized during the program year. The allocation for Jubilee Financial, recipient of CDBG funds to provide financial literacy and security services, was not utilized during the program year. The allocation for Council on Aging, recipient of CDBG funds for installation of ramps for disabled persons, was not expended by the end of the program year. No funds were expended for the Competitive Award during the program year.

	<u>CDBG Budgeted Allocation</u>	<u>CDBG Proposed Budget</u>
Sewer Line Connections	\$15,000	\$65,000
Contingency	\$69,685.64	\$0
Jubilee Financial	\$30,000	\$0
Council on Aging (RAMPS)	\$10,000	\$0
Competitive Award	\$300,000	\$0

FY 2008 Substantial Amendment

➤ HOME-funded Activities

Funds are used directly for affordable housing for persons of very low, low and moderate income households. However, funds for the Landing at Southlake were not needed for an affordable housing project which received federal and state tax credits.

	<u>HOME Budgeted Allocation</u>	<u>HOME Proposed Budget</u>
Landing at Southlake	\$265,000	\$0

➤ **CDBG-funded Activities**

CDBG funds are used for economic development to stimulate small business development and job creation. The commercial façade program assists business owners with façade and exterior sign improvements within the strategic planning areas. Remaining funding for the Commercial Façade Program was not utilized for the program year. The Section 3 Training Program was still undergoing program development and did not expend any funds. CDBG funds are also used for acquisition and demolition of housing units within strategic planning areas. The allocation for acquisitions increased due to the need to acquire housing for which the City provided financing. No demolitions occurred in the program year, and no funds were expended. Contingency funds were not utilized during the program year. The allocation for the City of Albany Homeless Program, which served homeless persons, increased by \$47,417.92 due to increased service needs.

	<u>CDBG Budgeted Allocation</u>	<u>CDBG Proposed Budget</u>
Commercial Façade Program	\$15,000	\$5,031
Section 3 Training Program	\$1,000	\$0
Acquisition	\$64,000	\$158,078.23
Demolition	\$100,000	\$0
Contingency	\$497.40	\$0
City of Albany Homeless Program	\$75,000	\$122,417.92

FY 2009 Substantial Amendment

➤ **HOME-funded Activities**

Funds are used directly for affordable housing for persons of very low, low and moderate income households. In an effort to conduct rehabilitations on additional housing units during the program year, the allocation for the Homeowner's Rehabilitation Program increased by \$262,119.14.

	<u>HOME Budgeted Allocation</u>	<u>HOME Proposed Budget</u>
Homeowner Rehabilitation	\$400,080	\$662,199.14

➤ **CDBG-funded Activities**

CDBG funds are used for economic development to stimulate small business development and job creation. The commercial façade program assists business owners with façade and exterior sign improvements within the strategic planning areas; however, remaining funds were not utilized during the program year. Relocation funds were reduced by \$11,615 as the City completed its relocation of all eligible households whose properties the City acquired. No demolitions occurred during the program year. The Section 3 Training Program was still undergoing program development and staffing; therefore, the remaining funds were not expended.

	<u>CDBG Budget Amount</u>	<u>CDBG Proposed Amount</u>
Commercial Façade Program	\$15,000	\$7,108.05
Relocation	\$12,000	\$385.00
Downtown First Initiative	\$100,000	\$0
Section 3 Training	\$50,000	\$5,007.45

FY 2010 Substantial Amendment

➤ HOME-funded Activities

Funds are used directly for affordable housing for persons of very low, low and moderate income households. Funding for acquisition, rehabilitation, and sale of safe, decent, lead-free housing was provided to acquire two (2) affordable housing units. Also during the program year, the City will also seek to construct two (2) affordable rental duplex housing units.

	<u>HOME Budget Amount</u>	<u>HOME Proposed Budget</u>
Acquisition, Rehab, Sale (Outside NRSA)	\$0	\$230,000
New Construction	\$0	\$267,000

➤ CDBG-funded Activities

CDBG funds are used to benefit persons of very low, low and moderate income households. The allocation for Disposition was increased by \$100,000 to ready City-owned properties for sale. The allocation for Hickory Lane Street and Drainage Improvement was increased by \$150,000 to complete road and drainage improvements at the 400 block of Hickory Lane. No relocation funds were utilized during the program year. Funding in the amount of \$20,000 for the emergency repair of a housing unit for a low to moderate income household will be made available during the program year. Also, the City will undertake Downtown Economic Development Initiatives during the program year in an effort to stimulate job creation and retention and \$150,000 will be made available.

	<u>CDBG Budget Amount</u>	<u>CDBG Proposed Budget</u>
Disposition	\$50,000	\$150,000
Hickory Lane	\$250,000	\$400,000
Relocation	\$5,000	\$0
Emergency Repair (Special)	\$0	\$20,000
Downtown Economic Development Initiatives	\$0	\$150,000