

**COMMUNITY DEVELOPMENT BLOCK GRANT  
FISCAL YEAR 2020 CONSOLIDATED ANNUAL  
PERFORMANCE & EVALUATION REPORT  
(CAPER)**

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

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

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

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

The Department of Redevelopment implements the Community Development Block Grant (CDBG) on behalf of the City of New Albany. The CDBG Program is administered by the U.S. Department of Housing and Urban Development (HUD), and has as its objectives the provision of services that benefit low-to moderate-income persons and families, and to prevent or eliminate slum and/or blight. Two thousand and twenty was the first year of the City of New Albany's 2020-2024 Five-Year Strategic Plan and brought challenges for the CDBG Program due to the Coronavirus Pandemic. The Plan prioritized the stabilization of our urban neighborhoods through reinvestment in infrastructure and park facility improvements, affordable housing creation and rehabilitation of the existing housing stock, concentrated code enforcement, along with public service programs that are meant to provide enrichment and educational opportunities. Two sidewalk projects have been completed during the program year, homeowners received assistance with home repairs, concentrated code enforcement has improved neighborhoods, and the City's youth, elderly and disabled received services including transportation assistance meant to promote independent living for the elderly and/or disabled.

The Fiscal Year 2020 Plan was amended twice to implement the CARES Act funding to prevent, prepare for and respond to the Coronavirus Pandemic. The Plan was amended to include a neighborhood health clinic that is under construction, to provide emergency subsistence payments for those New Albany residents requiring assistance due to loss of income during the pandemic, a food insecurity program, and economic gardening was included to provide technical assessments to local businesses. The City prioritized the projects and activities that supported the capacity of local organizations and agencies that provided services addressing the basic needs of our most at-risk population. The accomplishments and outcomes are detailed in this report.

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

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



**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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Table 1 - Accomplishments - Program Year

Goal	Category	Funding/ Expended	Outcome				
Administration, Planning & Fair Housing	Non-Housing Community Development	\$50,762.40	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Other	1	1	Other	100.00 %
Affordable Housing Creation & Sustainability	Affordable Housing	\$75,915.12	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Homeowner Housing Added	2	0	Household Housing Unit	0.00 %
			Homeowner Housing Rehabilitated	12	9	Household Housing Unit	75.00 %
CV- Emergency Subsistence Payments	Affordable Housing Other - Including broadband for work & school	\$209.75	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities for Low/Moderate Income Housing Benefit	20	0	Households Assisted	0.00 %
CV- Food Insecurity	Non-Housing Community Development Other - Food	\$26,904.90	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	20	1023	Persons Assisted	5115.00 %
CV- Public Facility, Neighborhood Health Clinic	Non-Housing Community Development	\$14,954.99	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	11515	11515	Persons Assisted	100.00 %
CV-Planning & Administration	Non-Housing Community Development Other - Administration & Planning	\$1,153.61	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Businesses assisted	4	0	Businesses Assisted	0.00 %
			Other	1	1	Other	100.00 %
Code Enforcement	Non-Housing Community Development	\$68,242.56	Indicator	Expected	Actual	Unit of Measure	Percent complete

			Housing Code Enforcement/Foreclosed Property Care	50	204	Household Housing Unit	408.00 %
Home Modifications	Affordable Housing	\$4,893.41	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	0	9	Persons Assisted	0 %
			Homeowner Housing Rehabilitated	15	9	Household Housing Unit	60.00 %
Infrastructure Improvements	Non-Housing Community Development	615,164.46	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	4425	3575	Persons Assisted	81.00 %
Park Facilities	Non-Housing Community Development	\$5,760.06	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	4120	5715	Persons Assisted	138.71 %
Public Services	Non-Housing Community Development	\$39,930.69	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	1000	382	Persons Assisted	38.20 %
Transportation	Non-Homeless Special Needs Non-Housing Community Development	\$5,438.99	Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	25	17	Persons Assisted	68.00 %

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	5-Year Funding		Outcome				
Administration, Planning & Fair Housing	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Other	5	1	Other	20.00 %
		CDBG	\$320,000.00					
Affordable Housing Creation & Sustainability	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Homeowner Housing Added	6	0	Household Housing Unit	0.00 %
		Other	\$375,000.00	Homeowner Housing Rehabilitated	40	9	Household Housing Unit	22.50 %
CV- Emergency Subsistence Payments	Affordable Housing Other - Including broadband for work & school			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities for Low/Moderate Income Housing Benefit	20	0	Households Assisted	0.00 %
		CDBG -CV	\$100,000.00					
CV- Food Insecurity	Non-Housing Community Development Other - Food			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities other than Low/Moderate Income Housing Benefit	20	1023	Persons Assisted	5115.00 %
		CDBG-CV	\$35,000.00					
CV- Public Facility, Neighborhood Health Clinic	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	11515	11515	Persons Assisted	100.00 %
		CDBG -CV	\$348,000.00					

CV-Planning & Administration	Non-Housing Community Development Other - Administration & Planning			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Businesses assisted	4	0	Businesses Assisted	0.00 %
		CDBG -CV	\$106,501.00	Other	1	1	Other	100.00 %
Code Enforcement	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Housing Code Enforcement/Foreclosed Property Care	300	204	Household Housing Unit	68.00 %
		CDBG	\$275,000.00					
Demolition/Building Stabilization/Clearance	Other - Clearance			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Buildings Demolished	2	0	Buildings	0.00 %
		CDBG	\$25,000.00					
Home Modifications	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities other than Low/Moderate Income Housing Benefit	0	9	Persons Assisted	0 %
		CDBG	\$35,000.00	Homeowner Housing Rehabilitated	60	9	Household Housing Unit	.15 %
Infrastructure Improvements	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	6500	3575	Persons Assisted	55.00 %
		CDBG	\$1,500,000.00					
Park Facilities	Non-Housing	Source	Amount	Indicator	Expected	Actual	Unit of	Percent

	Community Development	CDBG \$800,000.00					Measure	complete
				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	8500	5715	Persons Assisted	67.24 %
Public Services	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities other than Low/Moderate Income Housing Benefit	3500	382	Persons Assisted	10.91 %
Rental Housing	Affordable Housing Public Housing			Source	Amount			
		Other	\$98,272.00	Rental units constructed	20	0	Household Housing Unit	0.00 %
Transportation	Non-Homeless Special Needs Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities other than Low/Moderate Income Housing Benefit	150	17	Persons Assisted	11.33 %
		CDBG	\$30,000.00					



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

The City of New Albany's priorities included housing rehabilitation, code enforcement and public infrastructure including park facility improvements along with public services activities. The City continued to assist homeowners with needed repairs by partnering with New Directions Housing Corporation in two successful housing programs (Emergency Repair Program & Repair Affair Program) serving 18 low-and moderate-income homeowners including the elderly and disabled with needed repairs meant to sustain the property. The Repair Affair Program brings community agencies and businesses together to provide in-kind services and donated materials for minor repairs. The Concentrated Code Enforcement Officer investigated 204 complaints resulting in 102 violations notices of which 91 were resolved during the program year. The two sidewalk projects improved accessibility for low-and moderate income target areas within the City servicing a minimum of 3,575 residents. Playground improvements are currently being completed at the Griffin Neighborhood Center. Public service programs provided an array of enrichment and educational opportunities for the urban youth including character development, delinquency prevention, drug & alcohol education, school supplies and clothes. Blessings in a Backpack provided weekend meals to 1023 youth. Medical and social transportation was provided to 17 elderly and/or disabled.

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

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

<b>Race/Ethnicity</b>	<b>CDBG</b>
White	776
Black/African American	410
Black/African American & White	219
Asian	6
Asian/White	3
American Indian/Alaskan Native	3
American Indian/Alaskan Native & White	5
Native Hawaiian/Other Pacific Islander	1
Other Mulit-racial	5
<b>Total</b>	<b>1428</b>
Hispanic	174
Non-Hispanic	1254
<b>Table 2- Table of assistance to racial &amp; ethnic populations by source of funds</b>	

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,053,639	866,108
Other	public - federal		

Table 2 - Resources Made Available

### Narrative

The City received \$675,093, entitlement during FY20, \$7,221.04, of program income, and carried over \$371,325.28 from FY19 for a total of \$1,053,639.32. The largest allocation (71%) went toward two sidewalks projects (one carried over from FY19). Another 18% went toward related housing activities including concentrated code enforcement. The remaining was public services and administrative costs. One hundred percent went toward serving low-and moderate-income population within the City of New Albany.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of New Albany	16	11	Entire Jurisdiction
CITY OF NEW ALBANY TARGET AREA	84	89	low-and moderate-income census tracts

Table 3 – Identify the geographic distribution and location of investments

### Narrative

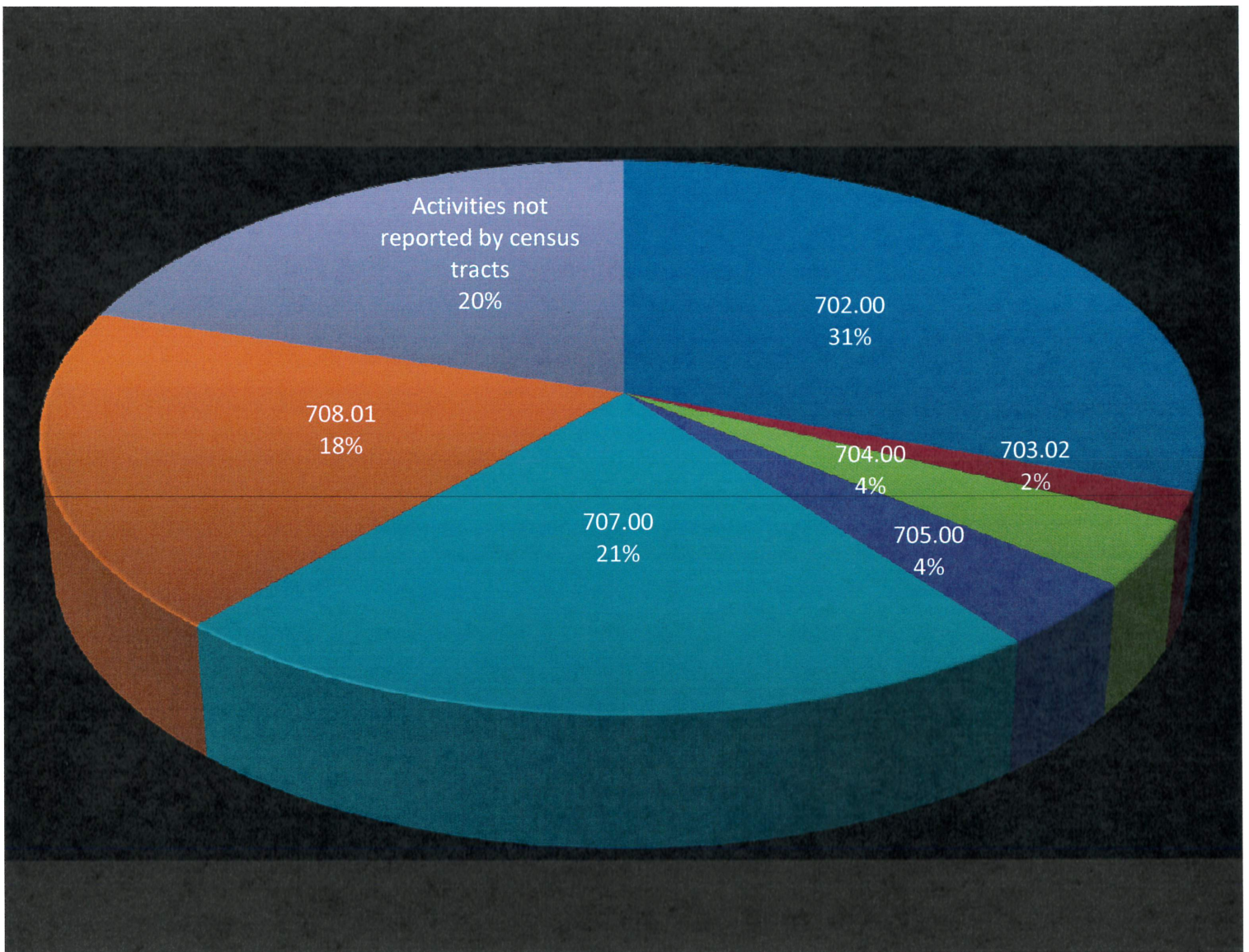
The overall size of the City and its Target Areas are no more than a couple of miles distance from another and therefore most residents and businesses benefit from the allocations especially the infrastructure projects.

### Leveraging

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

The City partnered with local agencies such as Hope Southern Indiana, LifeSpan Resources, Open Door Youth Services, & Our Place Drug & Alcohol, and the New Albany Parks Department to offer public service programs. These agencies leveraged additional funds at a ratio of \$2 to \$1 CDBG. New Directions Housing Corporation leveraged \$2.4 to \$1 of CDBG, for the Repair Affair Program. These leveraged resources are provided by a variety of organizations including but not limited to the New

## Fiscal Year 2020 Expenditures by Census Tract



Albany Housing Authority, United Way, Strong Kids Campaign, and the Caesars Foundation, local home improvement stores, and in-kind services, etc.

Several housing and commercial developers partner with the City in expectation of bringing about neighborhood development and diversity. When the City assists with a housing development a commitment of 8% of the development is required to be affordable housing.

The City's Economic Development Areas (EDA) capture tax increment financing (TIF) that is used for match for Federal Highway infrastructure improvements funded projects through INDOT (i.e., roads, sidewalks, drainage improvements and park facilities) and permits bonds to be issued for projects when needed. Several projects (Grant Line Road South & State Street Corridor Signal Modification) were completed during 2020 and others are underway in various stages including Mt. Tabor Road, Grant Line West Industrial Park, Ohio River Greenway, , and E. Main Street improvements. Other local thoroughfare projects are completed with 100% local TIF funding.

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

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

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

**Table 4 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	4	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	27	18
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>33</b>	<b>18</b>

**Table 5 – Number of Households Supported**

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

Housing rehabilitation/repairs and concentrated code enforcement are important objectives for the City of New Albany. We expected to rehabilitate 27 existing housing units through a partnership with New Directions Housing Corporation however, due to the Coronavirus restrictions the Emergency Repair and Repair Affair Programs were suspended during a part of the program year but eighteen housing units were still able to be successfully completed through these two programs. The Concentrated Code Enforcement Officer continued working in the target census tracts and aided in the correction of 91 code violations. The Neighborhood Stabilization Program (NSP) Proceeds Program that constructs new affordable housing units has been on hold due to the pandemic and rising building costs as well as material shortages. The sidewalk projects and playground improvements provide accessibility and quality of life enhancement for the neighborhoods.

Rental assistance is supported through four tax credit properties currently that serve low-income residents including the elderly in the City of New Albany. St. Edward Court has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside Brookview Glen Apartments has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless. Hellenic Senior Living has 125 units in the City of New Albany specific to serve lower income seniors.

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

The Emergency Repair Program, the Repair Affair Program, and the Neighborhood Stabilization Program along with concentrated code enforcement have proved to be successful in serving low-and moderate-income homeowners for many years. More specifically the elderly and disabled residents of the City have benefited. The City will continue to fund these programs and will also continue it's partnership of donating properties to Habitat for Humanity and the NSP when properties become available.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	14	0
Low-income	4	0
Moderate-income	0	0
<b>Total</b>	<b>18</b>	<b>0</b>

**Table 6 – Number of Households Served**

**Narrative Information**

Table 7, is specific to the Repair Affair and Emergency Repair Programs included in the affordable housing information. Maps detailing the locations of the properties assisted are attached under the Administration section.

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

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

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

The Homeless Coalition of Southern Indiana (HCSI), The Salvation Army, Hope Southern Indiana, the Catalyst Rescue Mission, Exit O, and others continue to reach out and assess the homeless population in Southern Indiana. HCSI provided 1,360 hours of street outreach to the homeless population and has created a centralized intake referral system for service providers that currently have 42 agencies from Floyd and Clark Counties actively involved which include the school system, mental health agencies, housing providers, food banks etc. HCSI continues to advocate at local and State levels for the homeless population and solidified \$300,000 for the local Continuum of Care (CoC) for COVID-19 response and worked with the City on the process for a homeless camp evacuation. The Service Coordinator has served 78 clients and 200 clients were referred to the United Communities. The HCSI partners with other providers to conduct the Point in Time Count and they provided the White Flag Shelter last winter and served 959 unduplicated individuals over 68 nights. LifeSpring Mental Health Systems, St. Elizabeth's, Center for Women & Families all provide mental health and case management services for the homeless and at-risk population. The Catalyst Rescue Mission is the only full time emergency shelter in the jurisdiction.

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

The Catalyst Rescue Mission served 211 individuals in the shelter, 94 were originally from Floyd County and an additional 88 in the White Flag Shelter during the extreme cold. Approximately 187 of them were referred from mental health services through LifeSpring, the local hospitals, or Wellstone Behavioral Health. Thirty-four found permanent housing (even during trying times due to Covid closures/moratoriums) while another 25 were able to move in with family members. The shelter has an approximate 98% COVID vaccination rate. Catalyst Rescue Mission's Emergency Shelter has 82 beds with space for another 22 cots if needed.

The Volunteers of America (VOA) and Kaiser Home Support Services continue to provide housing for homeless persons and more specifically homeless veterans. Blue River Housing, in partnership with Hoosier Hills offers transitional housing for domestic violence victims in the surrounding counties of Harrison and Washington.

**Emergency Shelter:**

St. Elizabeth's Emergency Shelter – 19 beds (women & children)

Catalyst Rescue Mission's Emergency Shelter-82 beds

The White Flag - served 959 individuals over 68 nights

**Transitional & Permanent Supportive Housing:**

St. Elizabeth's Affordable Supportive Housing 9 units (26 beds)

St. Elizabeth's Regional Maternity Center- 12 beds

Jill's Hope Transitional Housing for Domestic Violence Victims-16 beds

Liberty Place (Veterans)-16 beds

LifeSpring Permanent Supportive Housing-17 apartments (35 beds)

Blue River (Stepping Stones) Supportive housing for young adults (18-25) with disabilities- 7 units

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The HCSI began an Eviction Prevention program for those at-risk for eviction due to the COVID-19 Pandemic. Blue River Services assists individuals including disabled overcome barriers to independence by providing individualized instruction in daily living skills, socialization, and community integration. The Volunteers of America (VOA) and Southern Indiana's HOPWA program provides emergency financial assistance to individuals with HIV/AIDS who are at-risk of becoming homeless or losing utility services and other resources to help them achieve long-term housing stability including financial management, legal assistance, career opportunities and nutritional options. St. Elizabeth's three programs listed above assisted parenting females moving toward permanent housing and case management. The programs listed in the section above all assisted a variety of low-income persons avoid becoming homeless. The New Albany Township Trustee provided rental & utility assistance to individuals and families that are at-risk of becoming homeless due to pending eviction and utility shut off. The New Albany Housing Authority gives special exception to homeless and those at-risk of becoming homeless. The CARES Act amendment included an Emergency Subsistence Payment Program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Volunteers of America (VOA) provided rental assistance, vocational, educational and counseling for Veterans and their families that promote stability who reside in or are transitioning to permanent housing. Liberty Place (Kaiser Home Support Services) provided 16 rooms for homeless Veterans with a 24 hour support staff to assist with positive behavioral life skills. The Center for Women & Families provides hotel vouchers as needed, legal advocacy, counseling and transportation. Blue River Services provided rentals and supportive services for homeless young adults (18-25) with disabilities.

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

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

The following information is provided by the New Albany Housing Authority: The New Albany Housing Authority (NAHA) has commissioned two studies to analyze the condition of the NAHA units and a study of existing affordable housing and market-rate housing in a five mile radius of New Albany as a step toward decentralizing public housing. That information that was detailed has been inputted into the NAHA Comprehensive Plan and accepted by the Board. The NAHA and New Hope Services have partnered to build 32 duplexes and seven single family housing units of which 20% would be set aside for the NAHA residents. New Hope has applied for tax credits and were awarded a 9% tax credit allocation from Indiana Housing Community Development Authority (IHCDA). NAHA is applying for additional Rental Demonstration Assistance (RAD) through the U.S. Department of HUD for Beechwood Apartments and Riverside Terrace. NAHA has also announced plans to apply for demolition of Riverview Tower and expect a decision from HUD in 2021.

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

The NAHA convenes monthly meetings which residents are encouraged to attend, giving them a voice in management. NAHA works with families to provide appropriate education and skills training, therefore encouraging involvement and seeking of living wage employment and moving toward homeownership.

NAHA has one of the first Family Unification Programs in the nation. Working with the Division of Family & Children the partnership provides Housing Choice Vouchers to families requiring stable housing to be reunited. Currently 50 Vouchers are available and as of 2020 NAHA was awarded an additional 45 Family Unification Vouchers. NAHA currently has over 300 families accessing support services that include self-sufficiency, transportation, job referrals, GED/literacy programs, etc. The partnership with New Hope Services will allow NAHA residents to lease to own the new units, if living there 15 years. NAHA has assisted 30+ families with home ownership.

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

N/A



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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The New Albany City Plan Commission (NACPC) and Board of Zoning Appeals (BZA) regularly collaborate with developers in the provision of affordable housing across all neighborhoods of the City and Two-Mile Fringe Area. During the program year, the NACPC and the BZA saw few requests for zoning variances or other development projects due to the global COVID-19 pandemic. The NACPC staff did assist developers with final approval for a 248 unit Low Income Housing Tax Credit (LIHTC) project known as Monon Crossing in central New Albany. Several smaller projects also had variances authorized for affordable housing in the historic downtown area of New Albany.

There were two new multi-family housing developments completed during FY20 (Lofts on 3rd & St. James Apartments) that received public incentives that have set aside 8% for affordable units. Another development, Lancaster Lofts is still under construction. The Comprehensive Plan strongly encourages multi-family developers to set aside 8% of units for affordable housing.

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

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

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

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

The City is consistent with HUD's lead based paint regulations and requirement including safe lead work practices as needed for all housing rehab projects including the Emergency Repair Program. Federal regulations require that lead hazard evaluation and reduction be carried out for all CDBG activities receiving housing assistance for those houses that were constructed before 1978. New Directions Housing Corporation, the City's partner with housing programs internally evaluated and assessed the paint hazards on all project sites and determined that all of the emergency repairs required no further clearance. The "Protect Your Family from Lead in Your Home" pamphlet was distributed to rehab participants of the Emergency Repair Program as applicable.

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

The City in partnership with local social service and housing providers in the community, strive to help

households elevate themselves out of living in poverty by supporting services aimed at developing self-sufficiency and creating jobs. All CDBG RFPs, bids, contracts, and agreements identify and encourage Section 3. We promote Section 3, on the City's website and postings in the City-County Building.

The NAHA assists the largest population of poverty-level families in the jurisdiction. Over 300 families access the supportive services provided i.e., case management and self-sufficiency tools, which have allowed the residents to remain in public housing for a longer period until they have sufficient skills to maintain the income level needed to support self-sufficiency. Nearly 60% of the admissions to NAHA program are elderly/disabled or homeless families. The NAHA provides free GED classes and assists with the test fee. A fulltime case manager reviews the individuals & families needs to maintain self-sufficiency. Additional programs such as credit remediation, budgeting and home ownership classes are provided and a computer lab is available so that residents can use the internet to access links to community resources for work programs and social services and activities. Escrow accounts are encouraged.

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

City departments such as the Board of Public Works and Safety, New Albany City Plan Commission, Department of Inspection, and other boards and commissions including the New Albany Redevelopment Authority and the New Albany Historic Preservation Commission assist the New Albany Redevelopment Department which is the responsible entity for the administration of the CDBG Programs. The City continues to foster partnerships between non-profit and for-profit agencies in the expansion of the supply of safe and affordable housing and the delivery of social service activities. The objectives of these agencies and the City are to expand the supply of safe, decent and affordable housing, assist the homeless, and provide public and social services.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City partners with numerous housing and social service agencies including but not limited to; New Directions Housing Corporation, Habitat for Humanity, private housing developers, New Albany Housing Authority, Head Start, LifeSpan Resources, Hope Southern Indiana, and the Floyd County Step Ahead Consortium (Our Place Drug & Alcohol, Floyd County Youth Services). Many of these are funded in part and implement programs for the Community Development Block Grant. The Department of Redevelopment and the City Plan Commission have continued to coordinate with the New Albany Housing Authority to enhance and expand the affordable housing stock while decentralizing public housing. The City continues to support the efforts to build capacity with members of local housing providers.

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

The 2020 Analysis of Impediments to Fair Housing Choice identified the following six impediments:

- Education & Outreach
- Quality vs. Affordability of Rental Housing
- Lack of Quality of Affordable Homeowners Housing

- Continuing Need for Accessible Housing Units
- Economic Issues Affecting Housing Choice
- Patterns of Segregation and Spatial Isolation

The City of New Albany continues to support, promote and plan with the New Albany Housing Authority for developments outside of areas of minority concentration. When the City provides public incentives to developers they are required to set aside 8% of the units for affordable housing. The City's Comprehensive Plan strongly suggests that private developers set aside 8% of developments for affordable housing, whether rental or homeownership. All street paving and sidewalks projects require updates for ADA compliant ramps.

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

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

Subrecipient Agreements or contracts are required for all projects and activities undertaken. Infrastructure and park improvement projects require engineers and architects as well as contractors to execute a contract consistent with all federal regulations. Public service and housing program providers are required to execute a Subrecipient Agreement specific to the services they will provide and consistent with federal regulations. The Redevelopment staff reviews all incoming invoices prior to processing for payment. Architects/Engineers and Redevelopment staff review payment applications from contractors to ensure accountability. Infrastructure and park improvement projects are monitored through staff and/or engineer/architect inspections. Davis Bacon projects are monitored weekly through certified payrolls and inspections as well as employee interviews as required. Subrecipients are required to submit quarterly reports to ensure compliance.

The Financial Compliance Manager prepares an ongoing Spend Down worksheet providing an analysis of all projects that is used to alert staff to slow spending or stalled projects. A risk analysis to indicate which Subrecipients meet the criteria for risk and need to be monitored is prepared. Remote monitorings were conducted for a few of the Subrecipients during the program year. Due to staff shortage and the Coronavirus restrictions continued monitoring will be completed in the coming months. Technical assistance was provided to Subrecipients and contractors which covers reporting and documentation requirements, cost eligibility, Section 3, and the OMB.

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

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

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

A virtual public hearing was held by the New Albany Redevelopment Commission on September 14, 2021, at which time the report was made available to the public and a 15-day review and comment period commenced. The report was distributed to several public locations for review including the City-County Building, New Albany-Floyd County Library, and the New Albany Housing Authority. This report and notice of the public hearing was posted on the City's website as well. A notice of the public hearing was published in the local newspaper (News & Tribune) on September 3rd & 4th. The Redevelopment Department contacted community agencies directly to request input into the CAPER. The Redevelopment Department includes the following language on all meeting agendas/notices: *SPECIAL ASSISTANCE TO THE DISABLE OR HANDICAPPED-Disabled, handicapped, or non-English speaking individuals who may require reasonable accommodations to attend a meeting may make their request known by contacting in advance the Department of Redevelopment at 812-918-5333 (Voice) or Indiana Statewide Relay at 1-800-743-3333 (Hearing Impaired).* The Hispanic Connection of Southern Indiana has been available to translate for the Redevelopment Department as needed. If comments on the report are received they will be included as an attachment to the CAPER submitted to HUD.

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

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

There have been no changes discussed for the program objectives at this time.

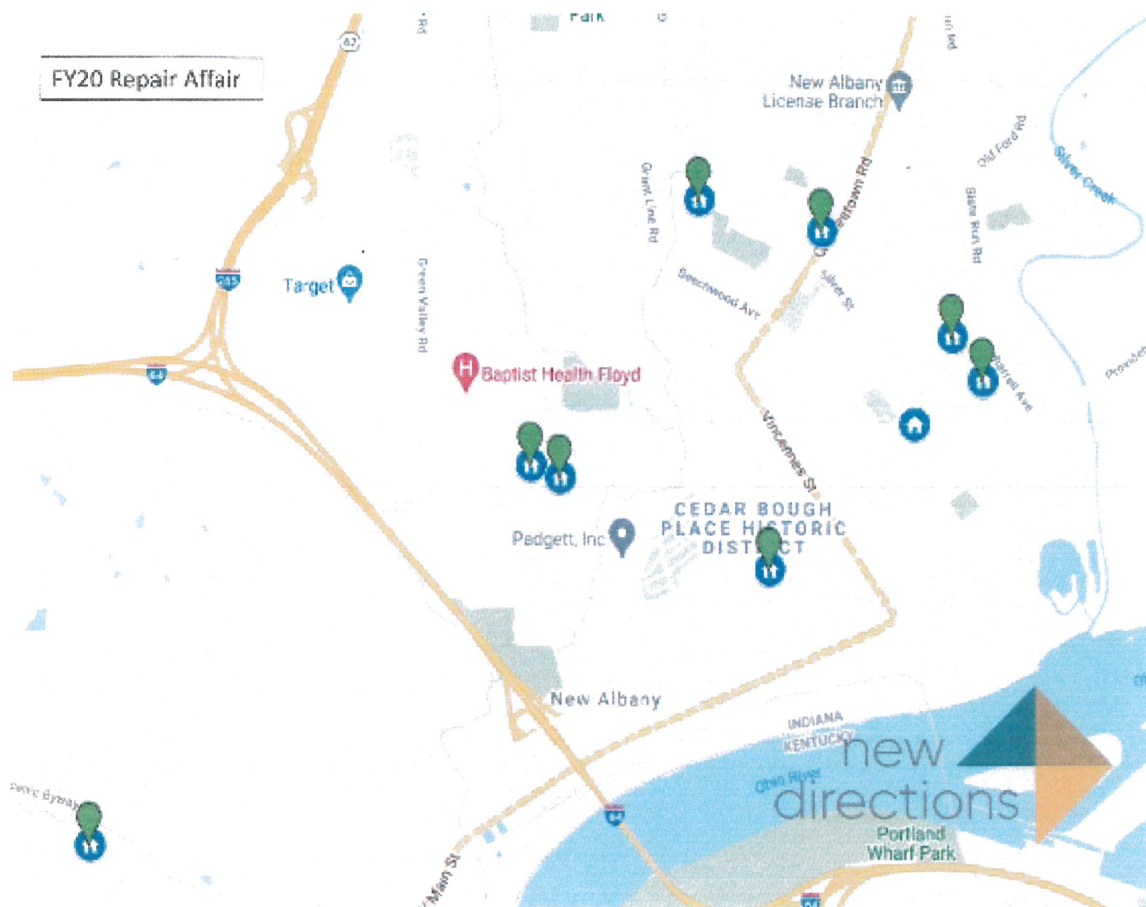
### **Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

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

## 1







Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
PR26 - CDBG Financial Summary Report  
Program Year 2020  
NEW ALBANY, IN

DATE: 08-30-21  
TIME: 11:41

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	371,325.28
02 ENTITLEMENT GRANT	675,093.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	7,221.04
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,053,639.32

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	815,345.29
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	815,345.29
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,762.40
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	866,107.69
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	187,531.63

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	815,345.29
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	815,345.29
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	50,263.09
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	1,775.67
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	52,038.76
32 ENTITLEMENT GRANT	675,093.00
33 PRIOR YEAR PROGRAM INCOME	100.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	675,193.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	7.71%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,762.40
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	5,783.83
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	2,517.62
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	54,028.61
42 ENTITLEMENT GRANT	675,093.00
43 CURRENT YEAR PROGRAM INCOME	7,221.04
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	682,314.04
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	7.92%



**INE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 1**

Report returned no data.

**INE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 1**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

<b>Plan</b>	<b>IDIS</b>	<b>IDI</b>	<b>Voucher</b>	<b>Activity Name</b>	<b>Matrix</b>	<b>National</b>	<b>Drawn Amount</b>
2019	4	585	6395413	Griffin Neighborhood Center Improvements Phase 3	03F	LMA	\$2,675.81
2019	4	585	6418316	Griffin Neighborhood Center Improvements Phase 3	03F	LMA	\$200.00
2019	4	585	6473429	Griffin Neighborhood Center Improvements Phase 3	03F	LMA	\$1,288.89
2020	4	605	6496421	Griffin Playground Improvements	03F	LMA	\$1,525.44
2020	4	605	6502111	Griffin Playground Improvements	03F	LMA	\$69.92
					<b>03F</b>	<b>Matrix Code</b>	<b>\$5,760.06</b>
2019	3	590	6418316	Olive Street Sidewalk Improvements	03L	LMA	\$1,740.00
2019	3	590	6422504	Olive Street Sidewalk Improvements	03L	LMA	\$95,668.68
2019	3	590	6431006	Olive Street Sidewalk Improvements	03L	LMA	\$90,226.93
2019	3	590	6436723	Olive Street Sidewalk Improvements	03L	LMA	\$31,252.89
2019	3	590	6455334	Olive Street Sidewalk Improvements	03L	LMA	\$53,985.21
2019	3	590	6468225	Olive Street Sidewalk Improvements	03L	LMA	\$114.03
2019	3	590	6473429	Olive Street Sidewalk Improvements	03L	LMA	\$8,802.43
2019	3	590	6478991	Olive Street Sidewalk Improvements	03L	LMA	\$19,975.95
2019	3	590	6492105	Olive Street Sidewalk Improvements	03L	LMA	\$788.75
2019	3	590	6496421	Olive Street Sidewalk Improvements	03L	LMA	\$1,443.72
2019	3	590	6502111	Olive Street Sidewalk Improvements	03L	LMA	\$32,578.56
2020	3	599	6468225	Elm Street Sidewalks	03L	LMA	\$10,376.00
2020	3	599	6473429	Elm Street Sidewalks	03L	LMA	\$5,624.00
2020	3	599	6492105	Elm Street Sidewalks	03L	LMA	\$540.00
2020	3	599	6507126	Elm Street Sidewalks	03L	LMA	\$153,748.95
2020	3	599	6518049	Elm Street Sidewalks	03L	LMA	\$56,235.71
2020	3	599	6526341	Elm Street Sidewalks	03L	LMA	\$52,062.65
					<b>03L</b>	<b>Matrix Code</b>	<b>\$615,164.46</b>
2020	5	600	6473429	FY20 (2021) Repair Affair	05A	LMC	\$57.01
2020	5	600	6484300	FY20 (2021) Repair Affair	05A	LMC	\$1,756.00
2020	5	600	6526341	FY20 (2021) Repair Affair	05A	LMC	\$3,080.40
					<b>05A</b>	<b>Matrix Code</b>	<b>\$4,893.41</b>
2020	6	593	6405790	FY20 Parks Youth Enrichment Program	05D	LMC	\$2,672.00
2020	6	593	6413869	FY20 Parks Youth Enrichment Program	05D	LMC	\$182.44
2020	6	593	6468225	FY20 Parks Youth Enrichment Program	05D	LMC	\$34.21
2020	6	593	6492105	FY20 Parks Youth Enrichment Program	05D	LMC	\$1,266.95
2020	6	593	6526341	FY20 Parks Youth Enrichment Program	05D	LMC	\$17,413.80
2020	6	596	6413869	Open Door Youth Services-New Directions Program	05D	LMC	\$456.01
2020	6	596	6468225	Open Door Youth Services-New Directions Program	05D	LMC	\$302.16
2020	6	596	6473429	Open Door Youth Services-New Directions Program	05D	LMC	\$93.22
2020	6	596	6502111	Open Door Youth Services-New Directions Program	05D	LMC	\$337.92
2020	6	596	6518049	Open Door Youth Services-New Directions Program	05D	LMC	\$256.00
2020	6	601	6478991	Our Place Drug & Alcohol Program	05D	LMC	\$1,269.79
2020	6	601	6492105	Our Place Drug & Alcohol Program	05D	LMC	\$803.00
2020	6	601	6502111	Our Place Drug & Alcohol Program	05D	LMC	\$726.54
2020	7	594	6413869	Pack the Bus & Clothe a Teen Programs	05D	LMC	\$171.04
2020	7	594	6436723	Pack the Bus & Clothe a Teen Programs	05D	LMC	\$13,900.00
2020	7	594	6468225	Pack the Bus & Clothe a Teen Programs	05D	LMC	\$45.61
					<b>05D</b>	<b>Matrix Code</b>	<b>\$39,930.69</b>
2020	8	595	6413869	NA Rides 2020	05E	LMC	\$136.83
2020	8	595	6455334	NA Rides 2020	05E	LMC	\$5,000.00
2020	8	595	6468225	NA Rides 2020	05E	LMC	\$302.16
					<b>05E</b>	<b>Matrix Code</b>	<b>\$5,438.99</b>
2019	1	582	6422504	FY19 Emergency Repair Program	14A	LMH	\$11,225.76
2020	1	598	6451689	Emergency Repair Program	14A	LMH	\$16,879.22



2020	1	598	6468225	Emergency Repair Program	14A	LMH	\$1,248.66
2020	1	598	6473429	Emergency Repair Program	14A	LMH	\$13,416.27
2020	1	598	6484300	Emergency Repair Program	14A	LMH	\$7,446.34
2020	1	598	6502111	Emergency Repair Program	14A	LMH	\$9,469.71
2020	1	598	6507126	Emergency Repair Program	14A	LMH	\$7,500.00
2020	1	598	6518049	Emergency Repair Program	14A	LMH	\$2,500.00
2020	1	598	6526341	Emergency Repair Program	14A	LMH	\$6,229.16
					<b>14A</b>	<b>Matrix Code</b>	<b>\$75,915.12</b>
2019	2	583	6395413	Concentrated Code Enforcement	15	LMA	\$2,027.58
2020	2	592	6399520	Concentrated Code Enforcement	15	LMA	\$3,469.91
2020	2	592	6405790	Concentrated Code Enforcement	15	LMA	\$4,055.16
2020	2	592	6409997	Concentrated Code Enforcement	15	LMA	\$3,469.91
2020	2	592	6413869	Concentrated Code Enforcement	15	LMA	\$4,055.16
2020	2	592	6418316	Concentrated Code Enforcement	15	LMA	\$1,412.32
2020	2	592	6422504	Concentrated Code Enforcement	15	LMA	\$2,027.58
2020	2	592	6427110	Concentrated Code Enforcement	15	LMA	\$3,469.91
2020	2	592	6431006	Concentrated Code Enforcement	15	LMA	\$2,027.58
2020	2	592	6436723	Concentrated Code Enforcement	15	LMA	\$3,469.91
2020	2	592	6441947	Concentrated Code Enforcement	15	LMA	\$2,057.59
2020	2	592	6446249	Concentrated Code Enforcement	15	LMA	\$3,439.90
2020	2	592	6451689	Concentrated Code Enforcement	15	LMA	\$2,027.58
2020	2	592	6455334	Concentrated Code Enforcement	15	LMA	\$2,057.59
2020	2	592	6460214	Concentrated Code Enforcement	15	LMA	\$3,403.71
2020	2	592	6463158	Concentrated Code Enforcement	15	LMA	\$1,991.39
2020	2	592	6468225	Concentrated Code Enforcement	15	LMA	\$3,439.90
2020	2	592	6473429	Concentrated Code Enforcement	15	LMA	\$2,095.54
2020	2	592	6478991	Concentrated Code Enforcement	15	LMA	\$3,439.90
2020	2	592	6484300	Concentrated Code Enforcement	15	LMA	\$1,991.64
2020	2	592	6490041	Concentrated Code Enforcement	15	LMA	\$1,991.63
2020	2	592	6492105	Concentrated Code Enforcement	15	LMA	\$1,412.32
2020	2	592	6494759	Concentrated Code Enforcement	15	LMA	\$1,991.63
2020	2	592	6502111	Concentrated Code Enforcement	15	LMA	\$3,433.96
2020	2	592	6505038	Concentrated Code Enforcement	15	LMA	\$1,991.63
2020	2	592	6510548	Concentrated Code Enforcement	15	LMA	\$1,991.63
					<b>15</b>	<b>Matrix Code</b>	<b>\$68,242.56</b>
<b>Total</b>							<b>\$815,345.29</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Plan	IDIS	IDI	Voucher	Activity to	Activity	Grant Number	Fund	Matrix	National	Drawn Amount
2020	5	600	6473429	No	FY20 (2021)	B20MC180018	EN	05A	LMC	\$57.01
2020	5	600	6484300	No	FY20 (2021)	B20MC180018	EN	05A	LMC	\$1,756.00
2020	5	600	6526341	No	FY20 (2021)	B20MC180018	EN	05A	LMC	\$3,080.40
								05A	Matrix Code	\$4,893.41
2020	6	593	6405790	No	FY20 Parks	B20MC180018	EN	05D	LMC	\$2,672.00
2020	6	593	6413869	No	FY20 Parks	B20MC180018	EN	05D	LMC	\$182.44
2020	6	593	6468225	No	FY20 Parks	B20MC180018	EN	05D	LMC	\$34.21
2020	6	593	6492105	No	FY20 Parks	B20MC180018	EN	05D	LMC	\$1,266.95
2020	6	593	6526341	No	FY20 Parks	B20MC180018	EN	05D	LMC	\$17,413.80
2020	6	596	6413869	No	Open Door	B20MC180018	EN	05D	LMC	\$456.01
2020	6	596	6468225	No	Open Door	B20MC180018	EN	05D	LMC	\$302.16
2020	6	596	6473429	No	Open Door	B20MC180018	EN	05D	LMC	\$93.22
2020	6	596	6502111	No	Open Door	B20MC180018	EN	05D	LMC	\$337.92
2020	6	596	6518049	No	Open Door	B20MC180018	EN	05D	LMC	\$256.00
2020	6	601	6478991	No	Our Place	B20MC180018	EN	05D	LMC	\$1,269.79
2020	6	601	6492105	No	Our Place	B20MC180018	EN	05D	LMC	\$803.00
2020	6	601	6502111	No	Our Place	B20MC180018	EN	05D	LMC	\$726.54
2020	7	594	6413869	No	Pack the Bus	B20MC180018	EN	05D	LMC	\$171.04
2020	7	594	6436723	No	Pack the Bus	B20MC180018	EN	05D	LMC	\$13,900.00

**Total**

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

**Total**

