



CITY OF ALBANY

FY 23-24 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.

In the third year under its 2021-2025 Con Plan, the City made significant progress toward its planned goals and strategies. Program income of 1,704,902.14 was added to the City's 2024 CDBG allocation of 720,108 for a total of 2,425,010.14 in available CDBG Funds. IDIS Report PR 26, a total of \$1,433,075.78 was expended with use of CDBG entitlement funds and program income. According to PR 50 and PR 54, CDBG expenditures included \$486,508.95 housing services; \$209,920.04 in public services; and \$426,539.63 in repayment of Section 108 Loans. According to IDIS Report PR 26 a total of 0.00% of CDBG Funds were used to benefit low and moderate income persons. The percent of funds obligated for public service activities was 6.77%.

According to PR 54 and PR 56 for 2023, the City's timeliness adjusted ration of unexpended funds as percent of 2023 allocation was 1.49 as of test date 7/22/2023.

HOME Investment Partnerships (HOME) Program Accomplishments

The City's HOME allocation was \$569,507 and program income was estimated as \$93,600; thus total HOME funding was \$663,107; \$66,310.70 was used for general administration which included prior year funding. However, the total amount expended was \$57,784.02. According to PR 23, housing disbursements included: A total of \$239,137.84 for Rental, TBRA and Homebuyer Activities.

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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
COVID-19 Response	COVID-19 Response	CDBG: \$	Other	Other	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10				
Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	1		0	1	
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	75	14	18.67%			
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	55	43	78.18%	0	10	
Economic Development	Non-Housing Community Development	CDBG: \$	Other	Other	50	0	0.00%			

Fair Housing	Fair Housing	CDBG: \$	Other	Other	1	170	17,000.00%			
Housing Assistance and Navigation	Affordable Housing	CDBG: \$/ HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1555	362	23.28%			
Housing Assistance and Navigation	Affordable Housing	CDBG: \$/ HOME: \$	Homeowner Housing Added	Household Housing Unit	10	1	10.00%	0	1	
Housing Assistance and Navigation	Affordable Housing	CDBG: \$/ HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	1	2.86%			
Housing Assistance and Navigation	Affordable Housing	CDBG: \$/ HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	323	215.33%			
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	18	24.00%	0	2	
Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	9				
Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
Program Administration	Administration	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%			
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2230	2896	129.87%			
Section 108 Loan Repayment	Section 108 Loan Repayment	CDBG: \$	Other	Other	1	0	0.00%			

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

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.

During the development of the Consolidated Plan, a number of priority needs were identified. The City's eight priority needs, all ranked as high priorities, are:

1. Housing Rehabilitation
2. Housing Assistance & Navigation
3. Infrastructure & Public Facility Improvements
4. Public Services
5. Economic Development
6. Covid-19 Response
7. Fair Housing
8. Program Administration

Measurable progress was made on the majority of the annual goals established in the Five-Year Consolidated Plan. Minimal delays were encountered by activities enabling services to commence as scheduled. Additionally, any activities that were not completed by June 20, 2024 remain underway and accomplishments will be reported in the 2024-2025 CAPER.

COVID-19 Accomplishments w/Round 1 and Round 3 Funding

According to PR 26 CDBG-CV, a total of \$172,943.92 is the unexpended balance, and this funding will be used to partner with local nonprofits in carrying out vital public services to address the priority needs of low and moderate income households impacted by COVID-19.

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)

	CDBG	HOME
White	4	0
Black or African American	317	19
Asian	2	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	323	19
Hispanic	0	0
Not Hispanic	323	19

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The total number of households assisted by racial and ethnic composition for FY 2023-2024 according to HUD Report PR 23 for both CDBG and HOME is above. This includes housing and non-housing services.

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	1,098,786	1,433,075
HOME	public - federal	663,107	57,784

Table 3 - Resources Made Available

Narrative

The table above provides a comparison between expected amounts of funds available from each resource to the amount actually expended in the program year. Affordable housing projects are often initiated during one program year but span multiple reporting periods, thus not all funds made available in a program year will be expended during that same year. By extension, total expenditures may exceed the amount of new resources made available due to the expenditure of funds received in prior program years. Also, resources made available may not include funding made available through substantial amendment of the Annual Action Plan, which may also result in the total amount expended being greater than the total amount of resources made available by the award for a program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
East Albany NRSA			
ENTERPRISE COMMUNITY NEIGHBORHOOD STRATEGY AREA			
SOUTH ALBANY URBAN REDEVELOPMENT AREA			

Table 4 – Identify the geographic distribution and location of investments

Narrative

According to the HUD IDIS Report PR54, with the exception of planning and administration and repayment of the Section 108 Loans, the City expended 100% of its funding on low and moderate income persons and areas. The City of Albany focused and targeted its federally funded CDBG and HOME activities in its Neighborhood Revitalization Strategy Areas (NRSAs) which are defined areas that contain the City's highest shares of low to moderate-income persons. As such, the City sought to focus its funding in these areas to address priority community needs as identified in the 2021-2025 Consolidated Plan.

The City focuses its funding in these strategic planning areas to reduce persons in poverty and improve

the quality of life for residents; either directly or indirectly. Programs that directly influence the poverty level include employment training and development; homeless services, public services, rental assistance and economic development such as microenterprise assistance. Projects that indirectly affect poverty include those that provide improvements to the community and produce affordable housing.

The Neighborhood Revitalization Strategy Areas include:

- Enterprise Neighborhood Revitalization Strategy Area (composed of Census Tracts 8 and 114)
- South Albany Neighborhood Revitalization Strategy Area (composed of Census Tracts 14.03, 15, 106.01, and 106.02 to the city

limits)

- East Albany Neighborhood Revitalization Strategy Area (composed of Census Tracts 1, 2, 103.02, and 107)

Activities such as TBRA provided affordable, rental housing opportunities outside of the NRSAs.

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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	12	16
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
Total	12	16

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	21
Number of households supported through The Production of New Units	5	0
Number of households supported through Rehab of Existing Units	15	0
Number of households supported through Acquisition of Existing Units	0	0
Total	40	21

Table 12 – Number of Households Supported

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

Measurable progress was made on the majority of the annual goals established in the Five-Year Consolidated Plan. Delays regard construction projects (rehabilitations) as the availability of participating contractors prove to be a barrier. Although several projects were underway, they were not completed as scheduled but will be completed by December 30, 2022 and accomplishments will be reported in the 2022-2023 CAPER. According to PR22 HOME Report, HOME expenditures were associated with the City have 0 Rental Rehab Projects,0 Acquisition Rental Rehab Projects completed by

the City, and 0 CHDO's. 0 Acquisition Homebuyer project, 2 completed Homeowner Acquisition and Rehabilitation Projects, with 0 underway; 2 homebuyer new construction underway. The City completed 6 TBRA Activities and 37 underway. According to PR23 total households served include: Extremely Low-income HOME Actual 0, Low-income HOME Actual 7, Moderate-income HOME Actual 14, and Totaling 26.

Additionally, the City was designated a "hot spot" for the Coronavirus, and a Shelter-in-place Order was issued that impacted service delivery. Although services continued virtually, some activities encountered barriers for several weeks. Under the TBRA-CV Program to date, 68 families have been served. Currently, there are no pending applications. Despite challenges, the City has significant outcomes with respect to activities as identified within its 2023-2024 Action Plan.

Rehab Projects,0 Acquisition Rental Rehab Projects completed by the City, and 0 CHDO's. 0 Acquisition Homebuyer project, 2 completed Homeowner Acquisition and Rehabilitation Projects, with 0 underway; 2 homebuyer new construction underway. The City completed 6 TBRA Activities and 37 underway. According to PR23 total households served include: Extremely Low-income HOME Actual 0, Low-income HOME Actual 7, Moderate-income HOME Actual 14, Totaling 26.

Additionally, the City was designated a "hot spot" for the Coronavirus, and a Shelter-in-place Order was issued that impacted service delivery. Although services continued virtually, some activities encountered barriers for several weeks. Under the TBRA-CV Program to date,68 families have been served. Currently, there are no pending applications. Despite challenges, the City has significant outcomes with respect to activities as identified within its 2021-2022 Action Plan.

Discuss how these outcomes will impact future annual action plans.

The City's affordable housing outcomes for the 2023-2024 program year are closely aligned with its first-year action plan goals contained in the 2021-2025 Consolidated Plan; in most cases, the City met or exceeded its goals. However, two areas where the City will devote extra attention in future annual action plans are the provision of affordable special needs housing in partnership with local nonprofits. With the City being identified as a "hot spot" for the Coronavirus, it received CARES Funding to assist in addressing needs. Outcomes from the City's regular CDBG, and HOME Funding will aid in meeting deliverables as identified in the Action Plan. Thus, LMI persons will receive vital services and assistance as planned

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	2	4
Low-income	1	9
Moderate-income	0	8
Total	3	21

Table 13 – Number of Households Served

Narrative Information

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 City of Albany made progress to aid in the reduction of homelessness through TBRA and Homeless Prevention/Rapid Re-Housing with a state ESG grant allowing the City to serve 16 households through housing vouchers. The Albany-Dougherty Homeless Coalition, Inc. as the primary vehicle for addressing issues of homelessness, spearheads a coalition of local providers in addressing homeless priorities and is responsible for identifying support services and providing referrals to agencies which could assist with the needs of those homeless.

The public is engaged through public service announcements, creative marketing channels.

The Albany-Dougherty Homeless Coalition, Inc. host monthly meetings.

The city of Albany works with Albany Area Chamber of Commerce's Strive2Thrive Initiative and host "Rise and Shine Breakfast". Continue to build on past successes, such as the Homeless Resources Fair, Homeless Summit, and the Place 4 Hope day resource center. An annual homeless event was held on November 14, 2023. The event serviced 320 people experiencing homelessness and at the greatest risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Agencies and programs such as the Rescue Mission, Salvation Army, Faith Community Outreach, Liberty House of Albany, HUD VASH, and Open Arms, Inc. provided emergency shelter and transitional housing to homeless persons (to include youth) and homeless families. Housing consists of shelters and scattered site, single-family homes throughout Albany-Dougherty County. Daily services include personal hygiene care, warm meals, clothing, and access to mental health, medical services, and other needed services. As the homeless population increases due to increased poverty, it is essential in meeting the immediate needs of homeless persons and families to transition each into more permanent and stable housing while also providing the necessary resources and services to ensure that stable housing is provided or maintained. Additionally, it is critical that the prevention of homelessness is a primary focus to reduce the continual need for sheltering of homeless persons and families.

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

Agencies and programs such as the Rescue Mission, Salvation Army, Faith Community Outreach, Liberty House of Albany, HUD VASH, and Open Arms, Inc. provided emergency shelter and transitional housing to homeless persons (to include youth) and homeless families. Housing consists of shelters and scattered site, single-family homes throughout Albany-Dougherty County. Daily services include personal hygiene care, warm meals, clothing, and access to mental health, medical services, and other needed services. As the homeless population increases due to increased poverty, it is essential in meeting the immediate needs of homeless persons and families to transition each into more permanent and stable housing while also providing the necessary resources and services to ensure that stable housing is provided or maintained. Additionally, it is critical that the prevention of homelessness is a primary focus to reduce the continual need for sheltering of homeless persons and families.

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

Agencies and programs such as the Rescue Mission, Salvation Army, Faith Community Outreach, Liberty House of Albany, HUD VASH, and Open Arms, Inc. provided emergency shelter and transitional housing to homeless persons (to include youth) and homeless families. Housing consists of shelters and scattered site, single-family homes throughout Albany-Dougherty County. Daily services include personal hygiene care, warm meals, clothing, and access to mental health, medical services, and other needed services. As the homeless population increases due to increased poverty, it is essential in meeting the immediate needs of homeless persons and families to transition each into more permanent and stable housing while also providing the necessary resources and services to ensure that stable housing is provided or maintained. Additionally, it is critical that the prevention of homelessness is a primary focus to reduce the continual need for sheltering of homeless persons and families.

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

Actions taken to address the needs of public housing

The Albany Housing Authority (AHA) is the sole housing authority providing publicly supported housing for Albany residents. AHA maintains 347 public housing units, 451 multifamily units and 114 housing vouchers. The AHA has completed Phase I of fully converting its public housing units to Project Based Section 8 Housing through HUD's RAD conversion program. This program is designed, in part, to increase housing quality for residents through private investment in publicly supported housing developments and long-term public-private partnerships.

The Albany Housing Authority (AHA) is an independent entity that provides affordable housing for low-income families. Their affordable housing programs are supported by the U.S. Department of Housing and Urban Development (HUD). The AHA works with the City of Albany and other agencies to provide affordable housing to the City's low-income residents. The Albany Housing Authority is responsible for the management of 798 housing units located throughout 19 housing complexes. All units managed by the AHA are renter occupied, and virtually all the units are currently occupied. The Albany Housing Authority (AHA) is also a partner in a mixed income development that includes an additional 40 public housing units for a total of 838 units. During the program year, AHA also managed 114 Section 8 Vouchers. Residents of the AHA pay rent based on their income. The bedroom sizes of Albany Housing Authority housing units range from studio apartments to 4-bedroom apartments. The AHA's housing inventory includes: 0.6% studio apartments, 24.9% 1-bedroom apartments, 32.58% 2-bedroom apartments, 35.09% 3-bedroom apartments and 6.77% 4-bedroom apartments. Because of budget cuts from HUD funding for the production of new housing, AHA has faced considerable challenges to develop public new housing. Instead, AHA has focused its efforts on the management and rehabilitation of existing public housing units as well as new developments of mixed-income communities.

In August 2020, Hunt Capital Partners, in collaboration with Pennrose Properties, Hunt Development Group, Boulevard Group, and AHA initiated a Rental Assistance Demonstration project that included the redevelopment of existing housing units to rehabilitate and improve public housing stock through leverage of public and private debt and equity. Because of this collaboration, the extensive renovation of 279 homes across 4 communities was completed by the last quarter of 2021. AHA is in the process of converting its entire public housing portfolio to Project-Based Section 8 housing through RAD over the next several years.

Furthermore, the Albany Housing Authority was successful in obtaining additional public and private partnerships to assist with addressing the increased need for housing. As a result, AHA will be constructing a new 125-unit Senior Mixed-Income Complex and 25 new single-family homes. The construction of these new properties is expected to begin within the next year.

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

The City continues to partner with the Albany Housing Authority. Outreach was made by DCED's housing counselor to AHA residents to inquire on homeownership interests. Residents were provided with housing counseling services to advise particularly on the City's HUD-approved housing counseling program, lease-purchase program, down payment assistance program, and other community resources. Residents of AHA are provided with case management for participants of the Family Self-Sufficiency (FSS) Program. Several residents have initiated housing counseling with one of Albany's HUD-approved housing counseling agencies and will be closer to homeownership in the coming year.

Actions taken to provide assistance to troubled PHAs

The Albany Housing Authority is designated a "Standard Performer" under the Public Housing Assessment System per the PHA Plan and is not considered a troubled PHA.

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 City of Albany provides developer subsidies to reduce housing development costs and encourage development of housing for low- and moderate-income households. Additionally, downpayment assistance is provided to eligible low- and moderate-income families. The Zoning Ordinance permits variances and rezoning requests where feasible and consistent with surrounding land uses to promote affordable housing development. The City also makes vacant land and vacant single-family homes available from its property inventory via donations or sales at less than Fair Market Value to nonprofits, CHDOs, and developers whose mission is affordable housing development. Over the past year, one (1) Cityowned, single-family homes were sold to a nonprofit for rehabilitation and rental to LMI households. These efforts are to assist in removing any potential barriers to affordable housing opportunities for LMI persons.

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

Underserved households include homeless, elderly, disabled, and very low-income households. The City, in partnership with other agencies, targets these households through administration of its Homeless Program and rental housing Program which primarily houses low and very low-income residents from these special populations. The Tenant Based Rental Assistance and Rapid Re-housing Programs, in partnership with local nonprofits whose mission is to assist special populations, have been instrumental in providing affordable housing and other valuable community resources and services in meeting underserved needs of very low and low income households. The City and the Albany Housing Authority both provide affordable housing to disabled and elderly persons.

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

The Department of Public Health takes actions to reduce lead-based paint (LBP) hazards in accordance with federal regulations. Approximately 64 percent of housing units in Albany, were built before 1978 when use of lead based paint was banned. With approximately 52 percent of occupied units being rentals, this is a risk factor for lead-based paint exposure for household members. Because of the number of housing units constructed before 1978, the City of Albany Department of Community & Economic Development (DCED) continues to educate residents during its application process on health dangers of lead and encourage screening of children for elevated blood-lead levels. As part of the City's Rehabilitation and Minor Repairs Programs, applicants are provided with a LBP brochure to be advised of hazards. LBP tests are conducted on each assisted housing unit by an independent LBP inspector to advise on LBP findings. In the event of positive findings in construction areas, the City encapsulates the area or works towards clearance.

Additionally, the City administers a Community HOME Investment Program (CHIP) which provides substantial rehabilitations for homeowners. As part of application intake, applicants of housing repair program are provided with a LBP brochure to be advised of hazards. LBP tests are conducted on each assisted housing unit by an independent LBP inspector to advise on LBP findings. In the event of positive findings in construction areas, the City encapsulates the area or works towards clearance.

According to PR89, 144 housing units were inspected for LBP: 3 required abatement; 9 lead safe work practices, 128 visual

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

The City is working with its Chamber of Commerce, Economic Development Commission, institutions of higher learning, Board of Education, and public and private agencies to spur economic development which will generate employment opportunities for its residents. Through the provision of a skilled labor workforce and increased educational attainment, this attracts businesses to the area. Although prior manufacturin facilities plant closings and lay-offs has only exacerbated poverty conditions within the City over recent years, the City remains ambitious in its efforts to attract businesses of all types to create employment opportunities for its residents and improve the lives of its residents.

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

The City of Albany, Department of Community and Economic Development (DCED) Director provides supportive direction and guidance to the department in effectively implementing the City's mission and primary objectives. The Director is responsible for developing and maintaining strong supportive relationships with elected officials, community leaders, public and private businesses, board of education, institutions of higher learning, other levels of local, state, and federal government. It is the Director's responsibility to maintain fiscal integrity, to develop strategic partnerships with housing advocates, private and nonprofit organizations, business and community groups and residents, and to exercise visionary and innovative leadership to ensure that the City maintains a leading and proactive position in responding to external environmental factors that impact the future of the organization and its ability to successfully address the City's housing and community development needs.

DCED administers housing, community and economic development programs, as well as public facility programs which require interdepartmental coordination. Many City departments coordinated efforts to provide program delivery of services and projects. DCED contracts with private developers and nonprofit agencies to develop affordable rental and homeownership opportunities and conduct emergency repairs of owner-occupied homes to provide suitable living environments for its residents.

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

To enhance coordination between the public, private housing, health, and social service agencies during the program year, the City coordinates with a variety of nonprofit organizations, including key

stakeholders and organizations such as the Albany-Dougherty Homeless Coalition, Aspire Behavioral Health & Developmental Disability Services, Salvation Army/A Place for Hope, Liberty House of Albany, Open Arms, Inc., Strive2Thrive, HUD VASH, Albany Second Chance, Albany Area Primary Health Care, Albany Community Together, Neighborhood Service Center, Southwest Georgia Community Action Council, Flint River Habitat for Humanity, R & M Market Place, SOWEGA Council on Aging, Haven of Hope, Inc., Alma's Baby World, Regional Development Commission, Turner Job Corps, Albany Housing Authority, and institutions of higher learning. In addition, the City maintains working partnerships with the Department of Labor, financial institutions, private community businesses, and public agencies and nonprofits. To better link services to the targeted low to moderate income population, the City also maintains relationships with various organizations, and local, state and federal agencies including but not limited to, the Dougherty County Department of Health and Human Services. The City will continue to work closely with these organizations to overcome gaps and enhance coordination efforts to address critical housing needs within the community and also eliminate fragmented services and service delivery, lack of affordable transportation, and a lack of adequate organizational staffing for public agencies and private organizations.

Over the past year, the City has provided funding to Strive2Thrive for administration of a rental assistance program (TBRA). The agency provides counseling, trainings, and case management services to LMI households and the City provides housing vouchers to eligible participants. Additionally, the City partnered with local nonprofits by providing public service funding to address priority community needs to youth, elderly, special populations, and other LMI persons.

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

Through the City's TBRA Program, residents are able to obtain affordable housing within the City limits, which includes non-LMI areas considered to provide greater opportunities and amenities to residents. The TBRA program's vouchers are a vehicle toward deconcentrating low and moderate-income households, diminishing the effects of racially concentrated areas of poverty. Fair housing education is held as part of housing counseling, one-on-one, and group workshops.

Based upon impediments identified in the City's 2016-2021 Impediments to Fair Housing, the following are actions undertaken by the City in addressing them:

Conducted two (2) Fair HOusing classes to educate the community about Fair Houing laws and the Georgia Landlord/Tenants' rights and responsibilities.

Made Fiar HOusing presentation to participants in Homebuyer Eduction classes.

Collaborated with organizations and participate in community outrach events and talked with attendees about their rights and passed-out fair housing brochures. Discussed with attenedees the Georgia

Landlord/Tenant rights and responsibilities laws.

During the month of April, held several events to inform the community about fair housing and future housing plans for the city.

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

On July 1st of each year, HUD requires that the City have no more than 1.5 times the entitlement in its account by the timeliness test date of May 2nd. The City met this timeliness requirement with a draw ratio of 1.16 as found in the HUD Report PR56. To ensure compliance, as DCED Staff reviews and processes requests for payment, it monitors expenditures and activities prior to processing of payment. Additionally, DCED Staff performs monthly reviews of program expenditures in requesting drawdowns from HUD.

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

The Annual Monitoring Plan establishes policies and procedures for program oversight of subrecipients, activities undertaken by the City, 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, Community HOME Investment Program (CHIP), and the Emergency Shelter Grant (ESG) Program. Please see Appendix 3 for the City's Monitoring Plan.

The City of Albany has a Small Business Service Program to ensure that women, minority, and other businesses are included to the maximum extent possible in solicitation of bids for projects and services. The City of Albany Central Services Department conducts bid solicitation and encourages application by minority and women-owned businesses as the City does not discriminate. All contracts entered into by the City of Albany and bid documents identify outreach efforts. This is applicable to contracts for all local, state, and federally funded projects within the City of Albany.

Also, collaboration between the University of Georgia (UGA), Small Business Development Center,

Albany Community Together (ACT!), Albany State University (ASU), SWGA Regional Development Center, and the Department of Community and Economic Development ensures adequate outreach and marketing to minority and women-owned businesses as these agencies promote small business development for minorities. Collaborations have been forged to better inform entrepreneurs and businesses of bid opportunities, availability of funding, services, and programs. Additionally, the City conducts informative meetings with minority contractors, neighborhood watch groups, and other groups to educate on available resources. Because of the City's marketing efforts, the City has entered into contracts with minorities with use of CDBG Program and HOME Funds.

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.

The City of Albany acknowledge that a well-engaged community is a successful community; finely attuned to its needs for positive development and growth. As part of the evaluation for the Consolidated Plan and Annual Action Plan, the CAPER requires feedback from residents regarding performance and measurable deliverables.

Notification

The City of Albany Department of Community & Economic Development followed its comprehensive planning guidelines outlined in the Citizen Participation Plan and provided advanced notice of the opportunity to review and comment on the draft CAPER through announcements in the local newspapers. The City published a Notice of Public Hearing on October 3, 2024 in the Albany Herald; October 3, 2024 in the Southwest Georgia. The public notice prominently featured information on the CAPER. A draft version of the FY 2023-2024 CAPER was made available to the public via DCED's webpage. The public Comment period ended on October 24, 2024 at 4pm. A comment period of 15-days is provided for public review and comments.

Public Comments

CR-45 - CDBG 91.520(c)

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.

The City of Albany seeks to maximize its financial resources and serve as many LMI persons and households as possible with the HUD funding provided by HUD. Community priorities have been identified within the 5-Year Consolidated Plan which will serve as the basis for allocation of program funding. Efforts will continue in affordable housing development, rehabilitation, and access to decent, safe, sanitary, and lead-free housing. Challenges that combat these efforts include staffing capacity and funding allocated towards activities which impede the City's ability to meet community needs. The City will continue to be good stewards of the funding allocated by HUD and seek partnerships with capable agencies that can administer programs on behalf of the City. The objectives will remain to serve LMI households with areas of highest poverty and LMI individuals to create sustainable communities within the City.

Measurable progress was made on the majority of the five-year goals established in the Five-Year Consolidated Plan. With exception to rehabilitation projects, minimal delays were encountered by activities enabling services to commence as planned. Any activities not completed by June 30, 2023 remain underway and accomplishments will be reported in the 2023-2024 CAPER.

While the City was deemed a “hot Spot” for COVID-19 in April 2020, it has provided immediate financial assistance to impacted households with use of CARES, Round 1 and Round 3 Funding. According to PR26, the City’s CDBG-CV allocation was \$1,032,732.00. The City provided a match with General Funds for the Small Business Relief Assistance Program totaling \$350,000, CDBG-CV allocations were \$1,032,732.00. To date, a total of 106 businesses were awarded assistance under the Small Business Relief Assistance Program, and total awards were \$496,096.06.

Under the TBRA-CV Program to date. Currently, there are no pending applications.

A total of \$172,943.92 remains unexpended to date.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The results of the HOME Program rental unit inspections can be found in Appendix 4 to this CAPER.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Per HOME regulations, the City of Albany has developed and adopted affirmative marketing procedures and requirements for rental and homebuyer projects to ensure fair housing is promoted by ensuring outreach to all potentially eligible households, especially those least likely to apply for assistance.

The City of Albany also utilizes a directory of area service agencies to provide referrals for housing assistance throughout the City. The City has educational materials, which are updated on an on-going basis, disseminated at DCED and community events and social service agencies, and are readily displayed in DCED's office lobby. The City also has a community partner who provides information on available housing assistance and services to the Hispanic population.

Subrecipients of the City that are awarded HOME funds are required and to formulate and adhere to the agency's Affirmative Marketing Plan to ensure outreach to those least likely to apply for housing or housing assistance. File documentation of these efforts should be maintained for impending monitoring by the City or HUD. Also, community awareness is strongly encouraged to include dissemination of literature on availability of assistance and contact information at community events, faith-based institutions, neighborhood meetings, and trainings throughout Albany-Dougherty County.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income receipted for the 2023-2024 program year totaled \$173,361.33. The primary sources of this program income were HOME note revenue from homeowner, developer, and CHDO loan repayments with the remaining originating from fee income for the City's TBRA program. This program income was used to fund primarily the TBRA program activities and the rehabilitation of previously LMI rental properties.

According to PR22 HOME Report, HOME expenditures were associated with the City have 0 Rental Rehab Projects, 0 Acquisition Rental Rehab Projects completed by the City, and 0 CHDO's. 0 Acquisition Homebuyer project, 2 completed Homeowner Acquisition and Rehabilitation Projects, with 0 underway;

2 homebuyer new construction underway. The City completed 6 TBRA Activities and 37 underway. According to PR23 total households served include: Extremely Low-income HOME Actual 0, Low-income HOME Actual 7, Moderate-income HOME Actual 14, and Totaling 26.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

During the program year, the City of Albany remained committed to the goal of providing decent, safe, and affordable housing and improving the quality of life for its residents. A majority of the housing stock within the strategic planning areas of the City of Albany is aged and classified as being in “deteriorated” condition. As a result, the City continued programs to preserve the existing housing stock through homeowner rehabilitations, first-time homebuyer opportunities, acquisition/rehabilitation for resale, and new construction of affordable housing. These programs increase affordable housing of suitable size and type for very low, low, and moderate-income households. Additionally, the City’s Georgia Initiative for Community Housing (GICH) point supported a LIHTC project planned within one of the City’s NRSAs – East Albany NRSA.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative