



RESOLUTION NO. 6885

A RESOLUTION AMENDING ALBANY'S COMMUNITY DEVELOPMENT BLOCK GRANT 2018-2022 CONSOLIDATED PLAN AND 2018 ACTION PLAN AS ADOPTED BY RESOLUTION NO. 6720

WHEREAS, the City of Albany is entitled to annual Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development (HUD) to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, the City is required to develop a five-year strategic plan to assess housing and community development needs and set goals and priorities to address needs over the 2018-2022 Consolidated Plan period; and

WHEREAS, the 2018 Action Plan describes the activities and programs to be delivered with 2018 CDBG program year funds to address priority needs identified in the 2018-2022 Consolidated Plan; and

WHEREAS, the City adopted the 2018-2022 Consolidated Plan and 2018 Action Plan by Resolution No. 6720 on June 27, 2018; and

WHEREAS, the Plans anticipated demand for property acquisition for affordable housing and a proposal for a specific property and project has not been received to date; and

WHEREAS, the City received an additional allocation of CDBG funds to prevent the spread of and mitigate the impacts of the novel coronavirus (COVID-19) on businesses and residents, and demand for housing rehabilitation is currently greater than the need for property acquisition; and

WHEREAS, the City proposes to substantially amend the 2018-2022 Consolidated Plan and 2018 Action Plan to respond to changing priority needs and to COVID-19; and

WHEREAS, the City held a 30-day comment period on the proposed substantial amendments and published notice of the comment period and council hearings in the Albany Democrat-Herald; and

WHEREAS, the Albany Community Development Commission held a public meeting regarding the proposed amendments on April 20, 2020, and the Albany City Council held a public hearing on May 13, 2020, on the amendments, and all comments were accepted.

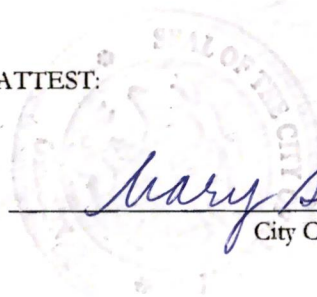
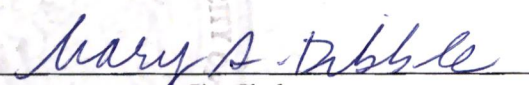
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby amends the 2018-2022 Consolidated Plan and 2018 Action Plan adopted by Resolution No. 6720 as described and attached hereto as "Exhibit A."

DATED AND EFFECTIVE THIS 13TH DAY OF MAY 2020.



Mayor

ATTEST:

City Clerk



ALBANY 2018-2022 CONSOLIDATED PLAN SUBSTANTIAL AMENDMENT #1

SUMMARY OF AMENDMENTS:

- A. **Coronavirus Aid, Relief, and Economic Security (CARES) Act Award** – Add CARES CDBG award and allocation to the 2018-2022 Consolidated Plan.
- B. **2019 Carryover Funds** – Reallocate undistributed 2019 program year funds to emergency small business loans.
- C. **2018 Carryover Funds** – Reallocated \$65,000 from 2018 program year funds to emergency small business support (\$19,000) and owner-occupied housing rehabilitation (\$36,000).

BACKGROUND AND PURPOSE OF PROPOSED AMENDMENTS:

The 2018-2022 Consolidated Plan (Con Plan) was prepared in Fiscal Year 2017-2018. Since that time, the City has seen an increase in home prices, land costs, and a dwindling supply of land for affordable housing, and most recently, impacts due to the novel coronavirus (COVID-19). Amendments are proposed to update strategic plan goals, priorities, funding and projected outcomes.

- A. **CARES Act Award** – The City of Albany will receive \$220,804 in Community Development Block Grant (CDBG) funding from the Federal CARES Act to help prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses. The Con Plan will be updated to include emergency response to COVID-19 as a Con Plan priority and goal, and the proposed funding distribution and performance measures for associated activities.

The City proposes to allocate CARES funds to address economic and housing market disruptions to help Albany's small and independent businesses stay afloat during the pandemic and to keep residents housed. A portion of the funds are proposed for emergency food boxes, supplies, and measures to prevent the spread of COVID-19 within the community.

- B. **2019 Carryover Funds** - Reallocate \$89,311 to emergency business loans from property acquisition. Due to no timely project for the use of the property acquisition funding, and local emergency needs arising over the last two months, the City proposes to reallocate funds to emergency support for small businesses.
- C. **2018 Carryover Funds** - Due to lack of demand for down payment assistance funds and no timely project for property acquisition funds, the City proposes to shift unspent funds to emergency business support due to the coronavirus pandemic, and to help fund the 2020 application for housing rehabilitation program funding, which has a waiting list.

2108-2022 CONSOLIDATED PLAN AMENDMENTS:

Proposed amendments are shown using red underline for new text and ~~strikeout~~ formatting indicates text to be deleted. Only applicable Consolidated Plan sections are shown.

Staff Comments: Add Goal 8 and modify Goal 5.

ES-05 Consolidated Plan Goals

The following goals and objectives were identified and developed through agency consultations, citizen participation, community partnerships and capacity, and area resources.

GOAL 1: Create affordable housing opportunities through property acquisition, redevelopment, and homebuyer down-payment assistance programs.

GOAL 2: Preserve and improve Albany’s affordable housing through housing rehabilitation and weatherization programs.

GOAL 3: Reduce and prevent homelessness by providing housing and public services.

GOAL 4: Provide Albany’s special needs and low- and moderate-income residents with needed public services by supporting service agencies that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities, homeless, elderly, and agencies that further fair housing.

GOAL 5: Create economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create or retain jobs principally for low- or moderate-income residents.

GOAL 6: Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.

GOAL 7: Remove blighting influences to revitalize and strengthen neighborhoods by investing in the City’s critical public infrastructure and housing needs.

GOAL 8: Prevent, prepare for, and respond to the impacts of the novel coronavirus on individuals, families, and businesses.

SP-25 Priority Needs

Staff Comments: Add COVID-19 priority and modify priorities 1 and 5.

1	Priority Need Name	Increase affordable housing opportunities
	Priority Level	High <u>Low</u>
2	Priority Need Name	Improve Existing Affordable Housing
	Priority Level	High
3	Priority Need Name	Reduce Homelessness
	Priority Level	High
4	Priority Need Name	Help non-homeless residents with special needs
	Priority Level	Low
5	Priority Need Name	Create economic opportunities for LMI residents
	Priority Level	Low <u>High</u>
6	Priority Need Name	Improve access to opportunities

	Priority Level	Low
7	Priority Need Name	<u>Prevent and respond to impacts of COVID-19</u>
	Priority Level	<u>High</u>

SP-45 Goals Summary – 91.215(a)(4)

Staff Comments: Add COVID-19 goal and update estimated CDBG funding and performance outcomes.

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Census Tracts 204, 205, 208.1, 208.2	Increase affordable housing opportunities Reduce Homelessness	CDBG: \$566,700 <u>\$250,000</u>	Homeowner Housing Added: 2 <u>1</u> Units Direct Financial Assistance to Homebuyers: 104 Households Assisted <u>Property Acquisition: 1 Buildings Demolished: 2 Buildings</u>
2	Preserve affordable housing	2018	2022	Affordable Housing	Census Tracts 204, 205, 208.1, 208.2	Improve Existing Affordable Housing	CDBG: \$40650,000	Homeowner Housing Rehabilitated: 1520 Household Housing Unit
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$150,000 <u>\$180,000</u>	Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: 10 Persons Assisted
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Citywide	Reduce Homelessness Help non-homeless residents with special needs	CDBG: \$118,600 <u>\$130,000</u>	Public service activities other than Low/Moderate Income Housing Benefit: 250 <u>2,000</u> Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create economic opportunities	2018	2022	Economic Development	Citywide	Enhance economic opportunities for LMI residents	CDBG: \$95,600 \$300,000	Homelessness Prevention: 50 Persons Assisted Jobs Created/Retained: 20 jobs Businesses assisted: 20 Residents assisted: 30
6	Improve access to opportunities	2018	2022	Non-Housing Community Development	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve access to opportunities	CDBG: \$1,789,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	<u>Respond to COVID-19</u>	<u>2018</u>	<u>2022</u>	<u>Economic Development</u> <u>Housing</u> <u>Homeless</u> <u>Non-Homeless</u> <u>Special Needs</u>	<u>Citywide</u>	<u>Mitigate impacts of COVID-19</u> <u>Prevent spread of COVID-19</u>	<u>\$220,804</u>	<u>Businesses Assisted: 10</u> <u>Households Assisted: 30</u> <u>Persons Assisted: 500</u>

Table 1 – Goals Summary

Goal Descriptions Table

The proposed goals respond to community needs identified during the 2018-2022 Consolidated Plan outreach process and in the development of the 2019 Action Plan. Goal 5 is proposed to be updated below and Goal 7 is proposed to be added to respond to needs and impacts caused by the coronavirus pandemic.

5	Goal Name	Create economic opportunities
	Goal Description	Create economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create <u>or retain</u> jobs principally for low- or moderate-income residents.
7	Goal Name	<u>Prevent and Respond to COVID-19</u>
	Goal Description	<u>Prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses.</u>



CITY OF ALBANY

2018 ACTION PLAN SUBSTANTIAL AMENDMENT #1

SUMMARY OF AMENDMENTS:

Reallocate unspent \$65,000 in the 2018 Action Plan to emergency small business support (\$29,000) and housing rehabilitation (\$36,000).

PURPOSE OF PROPOSED AMENDMENTS:

Due to lack of demand for down payment assistance funds and no timely project for property acquisition funds, the City proposes to shift unspent funds to emergency business support due to the coronavirus pandemic, and to help fund the 2020 application for housing rehabilitation program funding, which has a waiting list.

PLAN AMENDMENTS:

Proposed amendments are shown using red underline for new text and ~~strikeout~~ formatting indicates text to be deleted. Only applicable 2018 Action Plan sections are shown.

AP-20 Annual Goals and Objectives

Staff Comments: 2018 annual goals are proposed to be reordered and modified to address changing community needs.

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Housing Opportunities	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing Opportunities Acquire or create new affordable housing	\$20,000 \$45,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted Acquisition: 1 Properties
<u>1</u>	<u>Small Business Support</u>	<u>2018</u>	<u>2022</u>	<u>Economic Development</u>	<u>Citywide</u>	<u>Support small businesses, create/retain jobs</u>	<u>\$29,000</u>	<u>Jobs created/retained: 3</u> <u>Businesses Assisted: 3</u>
<u>2</u>	<u>Preserve Affordable Housing</u>	<u>2018</u>	<u>2022</u>	<u>Affordable Housing</u>	<u>Tract 204</u> <u>Tract 205</u> <u>Tract 208.1</u> <u>Tract 208.2</u>	<u>Improve Livability of Affordable Housing</u>	<u>\$90,000</u> <u>+\$36,000</u> <u>\$126,000</u>	<u>Homeowner Housing Rehabilitated: 3 4</u> Housing Units

Goal Descriptions

The proposed goals respond to community needs identified during the 2018-2022 Consolidated Plan outreach process and in the development of the 2019 Action Plan. The original 2018 Plan goal is being replaced with the goal below to respond to needs and impacts caused by the coronavirus pandemic.

1	Goal Name	<u>Small Business Support</u>
	Goal Description	<u>Help small businesses respond to the impacts of the coronavirus to retain or create jobs.</u>

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2018. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan. Project details are provided in Section AP-38 Project Summary Information.

Staff Comments: 2018 projects are being modified to address current needs.

#	Project Name
1	2018 Homebuyer Assistance <u>Small Business Support</u>
2	2018 Property Acquisition and Clearance
3	2018 Housing Rehabilitation
4	2018 Youth Shelter Case Management Services
5	2018 Emergency Shelter Operations
6	2018 Child Abuse Prevention Services
7	2018 Food and Furniture Distribution
8	2018 Senior Companion Program
9	2018 Microenterprise Development
10	2018 Sunrise Park Public Improvements
11	2018 Sidewalk and Curb Ramp Program
12	2018 CDBG Administration and Planning

Table 4 2 – Project Information

AP-38 Projects Summary Information

Staff Comments: The content in original Projects #1 and #2 will be deleted; new Project #1 is proposed, and Project #3 is amended.

1	Project Name	<u>Small Business Support</u>
	Target Area	<u>Citywide</u>
	Goals Supported	<u>Enhance Economic Opportunities</u>
	Needs Addressed	<u>Create and retain jobs</u>
	Funding	<u>CDBG: \$29,000</u>
	Planned Activities	<u>Low-interest loans to small businesses</u>
	Target Date	<u>12/31/2020</u>

	Estimate the number and type of families that will benefit from the proposed activities	<u>Three businesses</u>
3	Project Name	2018 Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Improve the condition and livability of existing affordable housing
	Funding	CDBG: \$90,000 <u>\$126,000</u>
	Description	This activity will provide housing rehabilitation services to preserve housing occupied by LMI households and will improve housing conditions and longevity and will reduce housing-cost burden for the benefiting household.
	Target Date	6/30/2019 <u>12/31/2020</u>
	Estimate the number and type of families that will benefit from the proposed activities	Three <u>Four</u> LMI households will benefit from this activity