



CITY OF ALBANY
NEW YORK

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DRAFT

CONSOLIDATED

PLAN

Program year 2020-2024

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CITY OF ALBANY'S DRAFT CONSOLIDATED PLAN

Draft Five-Year Consolidated Plan for the HUD Program Year 2020-2024

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction to the Consolidated Plan and its purpose

The City of Albany receives four entitlement grants from the U.S. Department of Housing and Urban Development (HUD) each year. These grants are secured and managed by Albany Community Development Agency (ACDA). ACDA allocates the HUD funds to sub-recipients through strategic grants or to the community through housing programs and City-wide neighborhood development or public improvement projects. The primary purpose of these programs is to create viable communities by providing decent housing, a suitable living environment, and economic opportunities principally for low- and moderate-income people.

The decisions for allocating funds are made based on a data-driven needs assessment, extensive consultation and citizen participation. These determinations are defined and summarized in the City's five-year Consolidated Plan in a very transparent process involving multiple reviews and feedback sessions from the community. The consolidated planning process is a federal requirement for states and jurisdictions that receive entitlement resources through HUD. The document outlines ACDA's strategic objectives and initiatives that guide the HUD entitlement spending over the course of five years. It also provides a local planning process, determines the neighborhood strategy areas for project implementation, and creates a unified vision that best serves our community. This serves as a complete application for the four HUD Entitlement Grants awarded to the City. The Consolidated Plan is updated every five years and submitted to HUD.

ACDA is currently in the process of updating its FY 2020 – 2024 Consolidated Plan. The priorities and policies adopted in this plan will shape the allocation of nearly \$12 million in federal investment anticipated each year. The federal funds are disbursed yearly and the grant amount varies depending on the funding decisions at the federal level and then allocated to each community based on population and levels of poverty. Citizen participation is essential in developing the goals and objectives for the 5-Year Consolidated Plan. Community identified needs, and funding priorities for the City's affordable housing, and community and economic development activities will redefine the programs and its objectives for the upcoming program year. The specific project and program information indicating the priorities each year for funds are detailed in the Annual Action Plan. At the end of each year, ACDA submits a Consolidated Annual Performance and Evaluation Report (CAPER) detailing how the City spent the federal funds and whether or not the City met the goals set forth in the Consolidated Plan and Annual Action Plan.

ACDA is committed to providing all members of the community with opportunities to participate in an advisory role in the planning, implementation and evaluation of the City's Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). ACDA is the lead agency responsible for establishing and implementing policies related to the use of these funds and recommends action to the Common Council, which approves the submission of the plan to HUD.

As the lead agency and administrator of these funds for the City, ACDA presents this document as the Citizen Participation Plan (CPP) to outline the process that will be followed to engage with the community and provide residents, organizations, and other stakeholders an opportunity to help shape the Consolidated Plan and comment on a draft prior to the submission to HUD. The process will include both formal and informal opportunities for participation. The CPP is designed to encourage participation by low- and moderate-income persons, particularly residents of blighted areas and low- and moderate-income neighborhoods. Participation is also encouraged by non-English speaking persons, persons with disabilities and residents of public and assisted housing developments, residents of targeted revitalization areas and other special populations. This document details the special accommodations and translation services that will be made available to ensure equal participation by all members.



Summary of citizen participation process and consultation process

The Citizen Participation Plan (CPP) is a description of the public participation process envisioned for the development of the 5-year Consolidated Plan, including but not limited to public hearings and public comment periods. The CPP sets forth the City's policies and procedures for citizen involvement. It establishes the City's roadmap to encourage citizens and entitlement grant beneficiaries to participate in the planning, execution, and evaluation of the five-year Consolidated Plan (ConPlan), the Annual Action Plan (AAP), and the Consolidated Annual Performance and Evaluation Report (CAPER).

Citizen input is crucial in shaping the allocation of HUD entitlement resources and evaluation of the strategic planning process for Program Years 2020-24. This document provides information about the various opportunities available for involvement of affected persons and other concerned citizens in the planning process. The City will ensure that there is complete transparency in the planning process and complete access to the draft Plans. There are detailed instructions in this document to guide the public's submission of comments and redresses. In an effort to ensure continuity of participation throughout all stages of the Plan's development, this document provides the timelines of the public hearings and meetings, along with the locations where physical copies of the survey and draft plans will be made available.

Summary of public comments

Please refer to Appendix A.

Appendix A documents the comments and priorities received from the community. The survey will remain open till April 2nd to allow the public to provide comment and highlight their priorities.

The public has 30 days to provide comments and respond to the Draft Consolidated Plan. ACDA will receive comments till April 14th.

Summary of comments or views not accepted and the reasons for not accepting them

None



The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following agencies/entities are responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Albany	Albany Housing and Community Development
HOPWA Administrator	Albany	Albany Housing and Community Development
HOME Administrator	Albany	Albany Housing and Community Development
ESG Administrator	Albany	Albany Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Albany receives four entitlement grants from the U.S. Department of Housing and Urban Development (HUD) each year. These grants are secured and managed by the Albany Community Development Agency (ACDA). As designated by the Mayor and authorized by the Common Council of The City of Albany, ACDA is the Lead Agency responsible for development of the Consolidated Plan. The Agency has administered the Community Development Block Grant (CDBG) for the past 35 Years and operates under the Department of Development and Planning. ACDA’s governing board consists of the Mayor, City Treasurer, City Clerk, President of the Common Council, the City’s Corporation Counsel and the Agency Director. Staffing of the ACDA is provided by the Department of Housing and Community Development.

ACDA allocates the HUD funds to sub-recipients through strategic grants or to the community through housing programs and City-wide neighborhood development or public improvement projects. The primary purpose of these programs is to create viable communities by providing decent housing, a suitable living environment, and economic opportunities principally for low- and moderate-income people.

The decisions for allocating funds are made based on a data-driven needs assessment, extensive consultation and citizen participation. These determinations are defined and summarized in the City’s five-year Consolidated Plan in a very transparent process involving multiple reviews and feedback sessions from the community. The \$12 million in federal funds are disbursed yearly and are shaped by the citizen input received while developing the goals and objectives for the 5-Year Consolidated Plan. Community identified needs, funding priorities for the City’s affordable housing, and community and economic development activities redefine the programs and its objectives for the upcoming program year.

The specific project and program information indicating the priorities are detailed in the Annual Action Plan. ACDA submits a Consolidated Annual Performance and Evaluation Report (CAPER) detailing how the City spent the federal funds and whether or not the City met the goals set forth in the Consolidated Plan and Annual Action Plan.

ACDA is committed to providing all members of the community with opportunities to participate in an advisory role in the planning, implementation and evaluation of the City’s Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). ACDA is the lead agency responsible for establishing and implementing policies related to the use of these funds and recommends action to the Common Council, which approves the submission of the plan to HUD.

As the lead agency and administrator of these funds for the City, ACDA engages with the community and provides residents, organizations, and other stakeholders an opportunity to help shape the Consolidated Plan and comment on a draft prior to the submission to HUD. The process includes both formal and informal opportunities for participation. The CPP is designed especially to encourage participation by low- and moderate-income persons, particularly residents of blighted areas and low- and moderate-income neighborhoods. Participation is also encouraged by non-English speaking persons, persons with disabilities, and residents of public and assisted housing developments, residents of targeted revitalization areas, and other special populations. This document details the special accommodations and translation services that will be made available to ensure equal participation by all members.



Consolidated Plan Public Contact Information

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Process

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The plan was developed with full collaboration and input from all City departments. Additionally, the Agency consulted with state and county agencies as well as non-profit groups. Several not for profit service providers were encouraged to participate in the consolidated plan process. These groups are the "front-line" in many aspects of community development in the City.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

As designated by the Mayor and authorized by the Common Council of The City of Albany; the Albany Community Development Agency (ACDA) is the Lead Agency responsible for development of the Consolidated Plan and annual action plan. The Agency has administered the Community Development Block Grant (CDBG) for the past 42 Years. The Agency is a public agency under the Department of Development and Planning. The governing board of the Agency consists of the Mayor, City Comptroller, City Clerk, Commissioner of Administrative Services, President of the Common Council, the City's Corporation Counsel and the Agency Director.

Public Sector

The City's Housing and Community Development Department has evolved into a key housing agency, and it is essential that the City foster and maintain partnerships with other public agencies for the successful delivery of its housing and community development programs. The City will coordinate with the following public agencies when carrying out its Consolidated Plan.

- Department of General Services;
- City of Albany Planning Department
- Department of Youth and Workforce Services
- Department of codes and regulatory compliance
- Albany County Department of Social Services
- Albany County Health Department
- Albany Housing Authority

The City continues to support several not for profit organizations throughout the City that are instrumental in meeting the needs of Albany's residents. These organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, domestic violence assistance, and special needs services and not for profit organizations that have played a key role in developing and carrying out the mission of the City's plan include:

- Capitalize Albany Corporation
- Habitat for Humanity
- South End Improvement Corp
- Arbor Hill Development Corp
- CARES

With the development and active participation of City staff within the Continuum of Care Board, coordination between public and assisted housing providers and private and governmental health and mental health service agencies has increased.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Albany plays a major role in the Continuum of Care (CoC) coordinating body. Specifically, the City of Albany is a CoC member and the Development Agency Director participates as a current member of the Continuum's Strategic Planning Committee. The CoC works diligently with the City of Albany, Albany Department of Social Services, and New York State Office of Temporary and Disability Assistance to most effectively utilize CoC, local and State ESG, and private funding to prevent homelessness within the CoC geographic area. Specifically, the CoC works with systems partners including the City Mission, the Veterans Administration, and the Albany Housing Authority to ensure a no wrong door entry for households seeking assistance. Utilizing funds from the City and State, the CoC has developed financial assistance programs, legal assistance programs, including eviction prevention and representation, and has improved client participation within mainstream benefits and



case management. The CoC supports over 960 beds of permanent supportive housing with 98 beds designated for chronically homeless persons.

As a member of the CoC Strategic Planning Committee, the City of Albany supports identification of homelessness needs in the community and creation of strategies to collaboratively address those needs. The Committee also oversees implementation of the CoC Strategic Plan, ensuring progress towards preventing and reducing homelessness in the community.

The Continuum of Care coordinates with other federal, state, local, and private entities serving the homeless and the at-risk population in the planning and operation of projects in order to ensure a full continuum of care including HOPWA, TANF, RHY, Head Start and other entities. An example of this coordination includes the Alliance for Positive Health's (formerly known as the AIDS Council of Northeastern New York) administration of HOPWA funds and participation in the CoC. Through the CoC Systems subcommittee, representatives from the CoC, ESG, private and government funded housing services, including emergency shelter, transitional housing, rapid re-housing, prevention services, and permanent supportive housing programs, work together to ensure that services are coordinated in an appropriate and efficient fashion for clients. The subcommittee meets on a monthly basis and reports to the Board and Membership on a quarterly basis.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Albany fully consults with the Continuum of Care (CoC) as an active partner in determining the allocation of ESG funds and evaluation of the performance of ESG program sub-recipients. Each year the CoC, through the CoC Systems Committee, proposes updates to the City of Albany regarding the ESG policies and procedures manual, funding allocations, application, and evaluation tool to reflect HUD requirements and best practices, as well as local needs.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 1 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CARES OF NY, INC.
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Albany Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	



4	Agency/Group/Organization	City of Albany's Department of Parks & Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Capitalize Albany Corporation
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	City of Albany's Department of General Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	infrastructure
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	Albany Housing Coalition
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	Equinox, I.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Group/Organization	Interfaith Partnership for the Homeless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Group/Organization	Capital District Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment



	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	
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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CARES	The City of Albany is a member of the CoC and works with CARES through its ESG programs to administer its ESG program
Various Neighborhood Plans	City of Albany	The goals of the consolidated plan were developed with the needs and priorities outline in the neighborhood plans
Albany 2030	City of Albany	The goals of the consolidated plan were based on community needs and those needs identified in the Albany 2030 Plan

Table 2 – Other local / regional / federal planning efforts



Process

PR-15 Citizen Participation– 91.105, 91.115, 91.200(c) and 91.300(c)

Summarize citizen participation process and how it impacted goal-setting.

As the lead agency and administrator of these funds for the City, the Albany Community Development Agency (ACDA) presented the Citizen Participation Plan (CPP) to outline the process that will be followed to engage with the community and provide residents, organizations, and other stakeholders an opportunity to help shape the Consolidated Plan and comment on a draft prior to the submission to HUD. The process includes both formal and informal opportunities for participation. The CPP was designed especially to encourage participation by low- and moderate-income persons, particularly residents of blighted areas and low- and moderate-income neighborhoods. Participation by non-English speaking persons, persons with disabilities and residents of public and assisted housing developments, residents of targeted revitalization areas and other special populations was encouraged. The CPP detailed the special accommodations and translation services that were available to ensure equal participation by all residents.

Both an online survey as well as a paper survey were made available to the community. Neighborhood Associations were given the opportunity to invite ACDA staff to their meeting to discuss the Consolidated Plan. Information flyers were circulated in the community to help residents understand the planning process. Public notices and flyers were distributed to ensure that the residents are cognizant of the public participation opportunity and comment period.

Citizen Participation Schedule

The program year for the City of Albany starts June 2020.

Tentative Date	Purpose	Comment Period
January 31, 2020	Publish the Citizen Participation Plan	30-day comment period
January 31, 2020	Public Survey for Needs Assessment	Throughout the planning process End Date: April 10, 2020
February 23, 2020	Public Notice for Public Hearing 1	Request for accommodation and translations accepted until Feb 14 th
March 9, 2020	Public Hearing 1	Written and/or verbal comments, feedback, inputs, complaints and requests are encouraged
March 14, 2020	Publish Annual Action Plan/Consolidated Plan	30-day comment period
March 19, 2020	Public Notice for Public Hearing 2	Request for accommodation and translations accepted until Feb 27 th
April 02, 2020	Public Hearing 2	Written and/or verbal comments, feedback, inputs, complaints and requests are encouraged
April 15, 2020	Adoption of the Consolidated Plan	30-day comment period
August 15, 2020	Publish the CAPER for review	15-day comment period



Year Round Outreach

In addition to the focused public outreach for the Consolidated Plan, ACDA engaged with the public throughout the year to make program information available to all communities, especially those with a high percentage of low- and moderate-income residents. ACDA staff promoted HUD-funded programs during “City Hall on the Road” events held in neighborhoods where details for the rehabilitation of apartments, homes and vacant buildings was made available to the public.

ACDA used a variety of methods to reach the diverse members of the community.

1. Dissemination of Program Information:

- a. Printing of 5,000 door hangers and 2,000 palm cards that highlight ACDA programs and how to access them. Agency staff and summer interns dropped these materials at homes in targeted U.S. Census Bureau tracts and mailed them as well to neighborhood residents in these Census tracts
- b. Flyers promoting ACDA programs were dropped off at Albany Public Library’s seven branches and put up on bulletin boards in each of the libraries as well; flyers were also distributed to community centers, community non-profits (particularly non-profits relating to housing), as well as private establishments, such as banks
- c. Email blasts publicizing HUD-funded programs have been sent to City neighborhood groups
- d. A city-wide mailing was sent to all 5,000 of City of Albany homeowners, prime candidates for HUD programs
- e. ACDA programs were promoted through Albany Mayor Kathy Sheehan’s social media channels, including Facebook, Twitter, and Instagram
- f. ACDA flyer promoting HUD funds for lead abatement was sent as an insert in the local Albany newspaper, the Albany *Times-Union*, which reached over 10,000 residents in homes and apartments

2. Workshops and Technical Assistance:

- a. ACDA staff tabled and distributed promotional materials about its HUD-funded programs at a dozen “Pop-up” barbecues and movie nights hosted by the Albany Police Department at public parks in each of the targeted City neighborhoods; ACDA has also tabled at public school events and at health fairs to get the word out about HUD-related programs
- b. ACDA staff tabled at multiple events sponsored by the Red Cross for fire victims, making them aware of the steps and documents necessary to find a temporary place to stay
- c. ACDA staff knocked on doors with representatives from the Albany Police Department and the Department of Buildings and Regulatory Compliance (Codes) to publicize ACDA home and apartment rehab funds, as well as funds for vacant buildings, on streets with some of the highest rates of vacant buildings in the City of Albany
- d. ACDA representatives regularly attended the Refugee Roundtable, a meeting of Albany advocates for refugees in the City, and other refugee events; ACDA has also shared programs that immigrants and their landlords might be interested in pursuing; ACDA has also worked with groups such as Centro Civico, a strong advocate for economically disadvantaged people, especially Hispanics and other minorities, to get the word out about ACDA programs

3. CITIES RISE

- a. The City of Albany was provided funding from the New York State Attorney General to build on tools that make Code Enforcement practices more strategic and equitable, so they can improve housing conditions, combat problem and vacant properties, and improve quality of life for all residents.
- b. This program was targeted at historically redlined neighborhoods – what we will refer to as “Opportunity Neighborhoods” – that continue to experience the consequences of decades of divestment, with disproportionate concentrations of vacant buildings & lots, substandard housing conditions, low economic mobility, and exploitative rental practices.
- c. The City partnered with 12 diverse organizations so as to ensure that low-income, communities of color, immigrants, LGBTQ+, landlords/renters, recently homeless, single-parents, seniors, and young adults are engaged and heard from.
- d. Throughout the life cycle of this two-year program, the City held 12 focus groups and tabled at 4 community sessions. Surveys were circulated in different languages; Arabic, French, Pashto, Spanish, Swahili.



Needs Assessment

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following Affordable Housing Needs narrative details the needs of the City’s low- and moderate-income households.

“Housing problems” are defined as: Households having housing costs of more than 30% of their income; “Overcrowding” conditions (over 1.01 persons per room); Dwelling units lacking adequate kitchen/plumbing facilities

Needs of extremely low-income households: The 2016 American Community Survey 5-year estimate of median family income for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) adjusted for inflation and rounded to the nearest \$100.00 is \$89,900.00. Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI). There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

Renter households: There were 9,530 extremely low-income renter households in the City of Albany, or 36.7% of all renter households. The renter population breakdown is: 13.2% elderly, 24% small-related households, 4.2% large related households, and 58.6% classified as other (i.e., non-family and single person households). Almost 7,395 of the renter households had a cost burden of greater than 50% of their income.

Owner households: The 2017 American Community Survey 5-year estimate on income by household reported that there were 13,156 extremely low-income households. This translates to 32.7% of all households in the City of Albany.

Approximately 3.5% of extremely low-income households are elderly, owner occupied households with housing expenses exceeding 30%.

Approximately 2.3% of extremely low-income households are elderly, owner occupied households with housing expenses exceeding 50%.

Non-elderly homeowners of extremely low-income category experience similar problems of affordability. Approximately 2.8% of these homeowners experience an excess cost burden, paying more than 30% of their income for housing.

Demographic Data

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	97,856	98,470	1%
Households	40,193	40,285	0%
Median Income	\$38,642.00	\$40,949.00	6%

Table 3 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,555	5,960	7,350	3,845	12,570
Small Family Households	2,255	1,405	1,835	1,060	4,785
Large Family Households	495	240	235	170	480



	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,590	1,125	1,175	615	2,595
Household contains at least one person age 75 or older	845	885	820	280	920
Households with one or more children 6 years old or younger	1,125	759	569	375	800

Table 4 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	35	60	15	260	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	20	60	10	130	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	70	55	20	345	0	45	20	20	85
Housing cost burden greater than 50% of income (and none of the above problems)	6,125	895	85	15	7,120	595	425	210	35	1,265
Housing cost burden greater than 30% of income (and none of the above problems)	1,075	2,430	1,435	55	4,995	250	430	650	415	1,745
Zero/negative Income (and none of the above problems)	705	0	0	0	705	75	0	0	0	75

Table 5 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe



overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,515	1,020	255	65	7,855	595	475	230	65	1,365
Having none of four housing problems	2,310	3,405	4,580	2,050	12,345	355	1,065	2,285	1,665	5,370
Household has negative income, but none of the other housing problems	705	0	0	0	705	75	0	0	0	75

Table 6 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,725	880	390	2,995	125	140	195	460
Large Related	410	90	30	530	55	60	45	160
Elderly	1,130	385	130	1,645	465	565	360	1,390
Other	4,295	2,015	1,020	7,330	190	135	265	590
Total need by income	7,560	3,370	1,570	12,500	835	900	865	2,600

Table 7 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,460	185	10	1,655	90	85	60	235
Large Related	315	10	0	325	45	60	15	120
Elderly	775	180	25	980	305	235	105	645
Other	3,855	520	60	4,435	155	85	35	275
Total need by income	6,405	895	95	7,395	595	465	215	1,275

Table 8 – Cost Burden > 50%

Data Source: 2011-2015 CHAS



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	200	70	65	10	345	0	40	20	10	70
Multiple, unrelated family households	15	15	25	10	65	0	4	0	20	24
Other, non-family households	25	10	25	10	70	0	0	0	0	0
Total need by income	240	95	115	30	480	0	44	20	30	94

Table 9 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 10 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The 2017 American Community Survey 5-year estimate reported a total of 18,568 single person households. Of the 18,568 single person households, 5,550, or 36.2%, are owner-occupied and 13,018, or 50.2%, are renter-occupied. The 2017 American Community Survey 5-year estimate reported that single person households average 48.7% of the Area Median Income (AMI).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2017 American Community Survey 5-year estimate reported 5,223 City residents age 18-64 with a mobility or self-care limitation. For those over 65, there were 3,495 elderly City residents with mobility or self-care limitations. There is a continuing need to expand disability access to affordable housing, economic opportunities, health and supportive services, together with transportation services. As a regional center serving the disabled, there is a need for increased assistance from New York State.

; 33.7% of all owners experience a housing issue. Albany Community Development Agency housing programs are available to address the needs specific to this population. Where the City of Albany will continue to support existing facilities and services for the disabled, there is a need for communities throughout the Capital Region to expand their facilities and services for the disabled.

What are the most common housing problems?

Common “Housing problems” are:

1. Households having housing costs of more than 30% of their income
2. “Overcrowding” conditions (over 1.01 persons per room)
3. Dwelling units lacking adequate kitchen/plumbing facilities

**Are any populations/household types more affected than others by these problems?**

Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI) for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA).

There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Needs of extremely low-income households:

The 2016 American Community Survey 5-year estimate of median family income for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) adjusted for inflation and rounded to the nearest \$100.00 is \$89,900.00. Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI).

There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

Over the past several years, communities across New York's Capital Region, including Albany, have seen a dramatic rise in the number of homeless families. In 2015, the population of households with both adults and children within the homeless service system was 3.29% of Albany's total homeless population. In 2019, the population of households with both adults and children comprised 11% of the total homeless population. Some of this rise can be attributed to the housing crisis and recession of 2008-09, other factors include the increasing cost of housing, increased pressure for market rate and luxury development, coupled with the relative stagnation in wages, continuing challenges related to mental illness, addictions and domestic violence, the effects of healthcare and other life crises, and the need for additional training on life skills, tenant responsibilities and budgeting. While for the past several years, family homelessness has been the priority for any new housing added through the Continuum of Care funding application, the need for family beds far exceeds their availability. Waiting lists for supported housing and for Section 8 vouchers and public housing remain years long. Finding housing that is safe and decent and affordable to those with low and extremely low incomes is a constant challenge, even for those families receiving housing location assistance from local agencies. Over the next five years, the City of Albany will remain committed to directing resources to combat the current rise in family homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Since 2000, the median income has risen from approximately \$30,000 to almost \$41,000 but the percentage of the population with an extremely low income of less than 30% of the AMI has risen as well. There is a continuing need to address the rising cost of housing and the burden it is placing on the households in the City of Albany. There has been a considerable rise in families entering into homelessness.

Extremely low-income populations with excess cost burdens are especially susceptible to an increased risk of homelessness. As the median income continues to increase, these populations will be at greater risk if they maintain an excessive housing cost burden

Discussion

Since 2000, the median income has risen from approximately \$30,000 to almost \$41,000 but the percentage of the population with an extremely low income (income of less than 30% of the AMI) has risen as well. There is a continuing need to address the rising cost of housing and the burden it is placing on the households in the City of Albany. The number of adults with children in the homeless system has increased almost 400% since 2015.

In 2017, the City of Albany enacted a new land use ordinance known as the Unified Sustainable Development Ordinance. The ordinance has provided for incentives for affordable housing and mandates for larger developments to include affordable housing as continued efforts to supplement existing and continuing efforts in preventing homelessness and providing affordable housing.



Even considering these efforts to provide affordable housing, the population requiring assistance in affordable housing is rapidly increasing.

While for the past several years, family homelessness has been the priority for any new housing added through the Continuum of Care funding application, the need for family beds far exceeds their availability. Waiting lists for supported housing and for Section 8 vouchers and public housing remain years long. Finding housing that is safe and decent and affordable to those with low and extremely low incomes is a constant challenge, even for those families receiving housing location assistance from local agencies. Over the next five years, the City of Albany will remain committed to directing resources to combat the current rise in family homelessness.

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Needs Assessment

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

Introduction:

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole.

According to 2011-2015 CHAS data, 1.4% of Albany’s rental and owner community experience overcrowded living conditions; roughly 0.89% of Albany’s housing stock lacks adequate kitchen or plumbing facilities. The primary issue facing Albany’s low- to moderate-income households is cost burden—paying more than 30% of their monthly income on housing expenses.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,435	1,345	780
White	3,400	575	225
Black / African American	2,840	620	130
Asian	670	20	244
American Indian, Alaska Native	4	30	10
Pacific Islander	0	0	0
Hispanic	1,275	95	145

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,355	1,605	0
White	2,435	720	0
Black / African American	1,405	700	0
Asian	200	45	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	215	105	0

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,575	4,775	0
White	1,530	2,880	0
Black / African American	585	1,505	0
Asian	95	155	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	285	190	0

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	595	3,245	0
White	370	2,110	0
Black / African American	65	720	0
Asian	75	70	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	50	320	0

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The 2016 American Community Survey 5-year estimate of median family income for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) adjusted for inflation and rounded to the nearest \$100.00 is \$89,900.00. Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI).

There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

The number of housing problems is concentrated in low and extremely low-income populations – particularly in the White, Black / African American and Hispanic populations. The percent of households experiencing overcrowded living conditions has



remained the same, despite an increase in median household income of over \$10,000.00 since 2000. This would indicate that there is an increase in socio-economic disparity.

DRAFT



Needs Assessment

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)

Introduction:

The purpose of this section is to assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole and examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole.

According to 2011-2015 CHAS data, 1.4% of Albany’s rental and owner community experience overcrowded living conditions; roughly 0.89% of Albany’s housing stock lacks adequate kitchen or plumbing facilities. The primary issue facing Albany’s low- to moderate-income households is cost burden—paying more than 30% of their monthly income on housing expenses.

0%-30% of Area Median Income

Table with 4 columns: Severe Housing Problems*, Has one or more of four housing problems, Has none of the four housing problems, Household has no/negative income, but none of the other housing problems. Rows include Jurisdiction as a whole and various racial/ethnic groups.

Table 15 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Table with 4 columns: Severe Housing Problems*, Has one or more of four housing problems, Has none of the four housing problems, Household has no/negative income, but none of the other housing problems. Rows include Jurisdiction as a whole and various racial/ethnic groups.

Table 16 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	485	6,865	0
White	325	4,090	0
Black / African American	90	2,005	0
Asian	15	235	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	45	430	0

Table 17 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	3,715	0
White	65	2,415	0
Black / African American	0	785	0
Asian	40	100	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	30	340	0

Table 18 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The 2016 American Community Survey 5-year estimate of median family income for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) adjusted for inflation and rounded to the nearest \$100.00 is \$89,900.00. Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI).

There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

The number of housing problems is concentrated in low and extremely low-income populations – particularly in the White, Black / African American and Hispanic populations. The percent of households experiencing overcrowded living conditions has remained the same, despite an increase in median household income of over \$10,000.00 since 2000. This would indicate that there is an increase in socio-economic disparity.



Needs Assessment

NA-20 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole.

According to 2011-2015 CHAS data, 1.4% of Albany’s rental and owner community experience overcrowded living conditions; roughly 0.89% of Albany’s housing stock lacks adequate kitchen or plumbing facilities. The primary issue facing Albany’s low- to moderate-income households is cost burden—paying more than 30% of their monthly income on housing expenses.

Housing Cost Burden

Table with 5 columns: Housing Cost Burden, <=30%, 30-50%, >50%, No / negative income (not computed). Rows include Jurisdiction as a whole, White, Black / African American, Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic.

Table 19 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The 2016 American Community Survey 5-year estimate of median family income for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) adjusted for inflation and rounded to the nearest \$100.00 is \$89,900.00. Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI).

There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

The number of housing problems is concentrated in low and extremely low-income populations – particularly in the White, Black / African American and Hispanic populations. The percent of households experiencing overcrowded living conditions has remained the same, despite an increase in median household income of over \$10,000.00 since 2000. This would indicate that there is an increase in socio-economic disparity, or a rising population of higher earning populations and no appreciable reduction of lower-income populations. This exacerbates the need for assistance.



Needs Assessment

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to 2011-2015 CHAS data, 1.4% of Albany’s rental and owner community experience overcrowded living conditions; roughly 0.89% of Albany’s housing stock lacks adequate kitchen or plumbing facilities. The primary issue facing Albany’s low-to moderate-income households is cost burden—paying more than 30% of their monthly income on housing expenses.

Needs of extremely low-income households:

Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI) for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA). There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

Rental Households:

According to HUD Comprehensive Housing Affordability Strategy Data, the cost burden problem is spread equally (less than 10% difference) among all extremely low and low income racial/ethnic households in similar income categories. The moderate-income household population does show evidence of disproportionately higher need among the Black, Hispanic and Asian communities.

Owner Occupied Households:

Evidence of disproportionately higher need exists among Black and Hispanic households among all income categories. 23.51% of the American Indian, Alaska Native population is an extremely low-income population with a housing cost burden in excess of 30%. 18.27% of the Black / African American population is an extremely low-income population with housing cost burden in excess of 30%. 11.9% of the Hispanic identifying ethnic population is an extremely low-income population with housing cost burden in excess of 30%.

If they have needs not identified above, what are those needs?

n/a

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City defines areas of low-income concentration as those where over 51% of the geographic areas (census tract and block boundaries) residents make less than 80% of the Albany-Schenectady-Troy Metropolitan Statistical Area’s Median Family Income. Areas of “minority concentration” are geographic areas where over 40% of the population consists of minority residents.

Needs Assessment



NA-35 Public Housing–91.205(b)

Introduction

Albany Community Development Agency works collaboratively with Albany Housing Authority to ensure that high quality, affordable and sustainable housing opportunities are available for low-income, very low-income, and extremely low-income families in the jurisdiction for the next five years while continuing to promote economic independence and stability for residents.

In accordance with HUD the Adjusted Median Income (AMI) is:

FY 2019 income Limit Area	Median Family income	FY 2019 income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Albany – Schenectady-Troy, NY MSA	\$89,900	Very Low (50%) Income Limit	31,500	36,000	40,500	44,950	48,550	52,150	55,570	59,350
		Extremely Low Income Limit	18,900	21,600	24,300	26,950	30,170	34,590	39,010	43,430
		Low (80%) Income Limit	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	29	1,781	2,153	366	1,650	41	0	66

Table 20 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	8689.91	16168	15744.46	13799.60	16042.36	12102.71	0
Average length of stay	0		8.9 years	8.04 Years	0	0	0	0
Average Household size	0	1.15	1.45	1.93	1.86	1.99	2.70	0
# Homeless at admission	0	N/A	N/A	N/A	N/A	N/A	N/A	0
# of Elderly Program Participants (>62)	0	N/A	502	760	315	445	N/A	0
# of Disabled Families	0	N/A	848	298	N/A	N/A	14	0
# of Families requesting accessibility features	0	N/A	18	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 21 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	54	389	925	107	717	61	0	40
Black/African American	0	30	1322	2001	245	1621	58	0	77
Asian	0	0	22	16	3	10	1	0	2
American Indian/Alaska Native	0	1	6	16	3	13	2	0	1
Pacific Islander	0	1	15	19	3	16	0	0	0
Other	0	2	21	37	6	29	2	0	2

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents



Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	8	271	450	57	369	9	0	15
Not Hispanic	0	80	1506	2941	311	2408	115	0	107

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Currently, AHA has a total of 5,761 families on the Section 8 waiting list. Of the Section 8 waiting list, 7.5% are elderly, and 18% are families with disabilities. Section 8 waiting lists show that 77% of the persons on the waiting lists are extremely low income, under 30% of AMI. AHA currently issued 21 homeownership vouchers and 16 of them are currently in use. In response to the identified need, Albany Housing Authority participates in new landlord workshops to provide information as pertains to partnering with AHA, thus increasing opportunities for participating families to obtain adequate, affordable housing. Many of these landlords purchase properties in low-income neighborhoods. AHA encourages these landlords to participate in the Section 8 programs and assist voucher holders to secure housing in these areas. This provides a higher Voucher Payment Standard in areas with a lower poverty level. In addition, existing tenants are provided information about the benefits of homeownership and are provided guidance to help achieve these goals.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Currently, AHA has 5,661 applicants for public housing and 3,900 applicants for Section 8 Housing Choice vouchers. Of those, 15 applicants require wheelchair accessible units.

AHA manages approximately 2,260 residential units; within those, 22 residents have requested transfers to wheelchair-accessible units. AHA manages approximately 2,500 Section 8 Housing Choice vouchers.

How do these needs compare to the housing needs of the population at large?

Currently Albany Housing Authority has 21 Homeownership vouchers, 16 of which are active.

AHA has 5,661 applicants for public housing and 3,900 applicants for Section 8 Housing Choice vouchers. Of those, 15 applicants require wheelchair accessible units. Currently AHA manages approximately 2,260 residential units; within those, 22 residents have requested transfers to wheelchair-accessible units. AHA manages approximately 2,500 Section 8 Housing Choice vouchers.



Needs Assessment

NA-40 Homeless Needs Assessment – 91.205(c)

The Albany County Continuum of Care (CoC) is the organizing body responsible for addressing homelessness in Albany County. Members of the Albany County CoC include homeless housing and service providers, behavioral health and healthcare providers, affordable housing developers and advocates, Albany County Departments of Social Services and Mental Health, Albany Housing Authority, Albany Police Department, municipal leaders, faith-based organizations, and community members.

CARES of NY, Inc. (CARES) is the HUD-designated Collaborative Applicant (CA) and Unified Funding Agent (UFA) for the CoC, and, thus, is charged with coordinating planning efforts the CoC carries out. For example, CARES provides ongoing technical assistance and knowledge of best practices to CoC Committees such as the Strategic Planning, Operations, Coordinated Entry, and Systems Committees. CARES’ role as both the CA and UFA for the Albany County CoC ensures an astute knowledge of the needs presenting in the community.

Below is the inventory list of organizations in the County and their corresponding programs that provide housing dedicated to those who are homeless:

Emergency Housing:

Albany County Department of Mental Health	Albany County Department of MH Diversion beds
Albany Housing Coalition, Inc.	HCHV - Community Contract Beds
Capital Area Council of Churches	Seasonal Overflow Shelter
Capital City Rescue Mission	Capital City Rescue Mission
Capital City Rescue Mission	Women's Seasonal Shelter
Catholic Charities	Mercy House
Catholic Charities	St. Charles Lwanga Center
Department of Social Services motel vouchers	Schuyler Inn
Department of Social Services motel vouchers	Various
Equinox Inc.	Domestic Violence Shelter
Interfaith Partnership for the Homeless	IPH - Emergency Shelter
Interfaith Partnership for the Homeless	IPH Safe Haven
St. Catherine's Center for Children	Marillac Shelter
St. Peter's Addiction Recovery Center	Morton Avenue Shelter

Transitional Housing

Transitional housing refers to a supportive–yet temporary–type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training. It is time limited.

TH	820 River St, Inc.	820 River St. Albany Women's Supportive Living
TH	Addictions Care Center of Albany	Vista House
TH	Albany Housing Coalition, Inc.	GPD - Veteran's House Addition



TH	Albany Housing Coalition, Inc.	GPD - Veteran's House Main
TH	Albany Housing Coalition, Inc.	OPERATIONS AT 280 CLINTON AVENUE
TH	Capital City Rescue Mission	CCRM Family Transitional Housing
TH	Capital City Rescue Mission	CCRM Transitional Housing
TH	Catholic Charities	Mercy House Transitional
TH	Equinox Inc.	Project Independence
TH	Equinox Inc.	Transitional Living Program
TH	St. Peter's Addiction Recovery Center	SPARC Community Residence
TH	Support Ministries	Perry House

Prevention Services

ESG funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in § 576.2

United Tenants of Albany is funded by the City of Albany Emergency Solutions Grant program.

Rapid Rehousing Services

Rapid re-housing is designed to help individuals and families quickly exit homelessness and return to permanent housing. A key element of rapid re-housing is the “Housing First” philosophy, which offers housing without preconditions such as employment, income, lack of a criminal background, or sobriety.

RRH	Albany Housing Coalition, Inc.	Rapid Rehousing for Homeless Veterans
RRH	Equinox Inc.	Project Break Free
RRH	Homeless & Travelers Aid Society	HATAS The Next Step RRH
RRH	Homeless & Travelers Aid Society	STEHP Rapid Rehousing
RRH	Legal Aid Society of Northeastern New York	Albany County STEHP RRH
RRH	Legal Aid Society of Northeastern New York	Legal Aid RRH
RRH	St. Catherine's Center for Children	Project HOST
RRH	Veterans Administration	SSVF - Albany Housing Co.
RRH	Veterans Administration	SSVF - Soldier On

Permanent Supportive Housing

Permanent supportive housing is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability.

PSH	Albany Damien Center, Inc.	Albany Damien Center PSH Program
PSH	Albany Damien Center, Inc.	Madison Apartments
PSH	Albany Housing Authority	Albany Damien Center SPC
PSH	Albany Housing Authority	HATAS MH TBRA
PSH	Albany Housing Authority	HATAS Shelter Plus Care
PSH	Albany Housing Authority	Project Based Rental Assistance for Homeless Persons Living With HIV/AIDS



PSH	Albany Housing Authority	Shelter Plus Care for Persons with Disabilities - CARES
PSH	Albany Housing Authority	Shelter Plus Care Program for Homeless Veterans with Disabilities
PSH	Albany Housing Coalition, Inc.	334 Clinton Ave
PSH	Albany Housing Coalition, Inc.	Permanent Supportive Housing for Vets
PSH	Albany Housing Coalition, Inc.	WALTER STREET RESIDENCE
PSH	Capital Area Peer Services	100 Clinton Avenue
PSH	CARES Inc.	CARES Housing- Myrtle Avenue
PSH	Catholic Charities	DePaul Residence
PSH	Catholic Charities	Scattered Site Apartment Program
PSH	Catholic Charities	SHP North Main
PSH	Catholic Charities	Waldorf Residence
PSH	Homeless & Travelers Aid Society	Pathways Project
PSH	Homeless & Travelers Aid Society	Pathways Project 2
PSH	Homeless Action Committee	SRO
PSH	Hope House Inc.	Hope House Shelter Plus Care
PSH	Interfaith Partnership for the Homeless	Hope Through Housing
PSH	Interfaith Partnership for the Homeless	IPH, HATAS, St. Catherine Collaborative
PSH	Interfaith Partnership for the Homeless	Sheridan Ave Housing Project II
PSH	Rehabilitation Support Services	Albany SAIL
PSH	St. Catherine's Center for Children	Individual Supported Housing
PSH	St. Catherine's Center for Children	Supported Housing Plus
PSH	St. Peter's Addiction Recovery Center	St. Peter's Addiction Recovery Center S+C Program (22 Units)
PSH	Support Ministries	Arvilla House
PSH	Support Ministries	Project HELP
PSH	Trinity Alliance	HHAP 26 Trinity Place
PSH	Trinity Alliance	HHAP 84 Second Street
PSH	Veterans Administration	VASH - Albany VISN

Homeless Needs Assessment

The primary factors impacting homelessness in Albany County are:

- The lack of affordable and permanent supportive housing in the community
- Impact of pressures on the criminal justice, health, and mental health systems to exit persons from these systems as quickly as possible
- Lack of living-wage employment opportunities and affordable childcare

The community will work in conjunction with other partners to reduce homelessness by:

- Supporting affordable and permanent supportive housing development whenever possible
- Participating in conversations led by the Continuum of Care with the criminal justice, health, and mental health systems to ensure exits to homelessness are prevented whenever possible; or if exits to homelessness are necessary, the process is communicative and efficient for the client, ensuring episodes of homelessness are brief



- Continued referral of homeless clients from DSS to the One-Stop Center for employment services; and participating in ongoing conversations with the Continuum of Care to identify how to better partner with workforce development programs, creating more direct links for homeless clients with employment programming
- Participating in the Coordinated Entry system to ensure homeless clients going through DSS are connected to the most appropriate housing as quickly as possible
- Continued collaboration with shelter partners to ensure all shelter residents access temporary assistance, SNAP benefits, etc., supporting their transition to permanent housing

Indicate if the homeless population is () All Rural Homeless () Partially Rural Homeless () Has No Rural Homeless

We don't track this.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

N/A

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Between 10/1/2018 and 9/30/2019, providers in the Albany CoC served 5,277 people experiencing or at-risk of experiencing homelessness. Residential programs served 3,385 people a total of 5,427 times, and supportive services-only programs served 1,892 people a total of 1,931 times.

Average Length of Stay for single in emergency shelter: 31 days
Average Length of Stay for Families in emergency shelter: 98 days

Residential programs served 1,866 people a total of 2,049 times, and supportive services-only programs served 628 people a total of 634 times. There were 1,806 households in the CoC, including: 1,487 households without children (containing 1,529 individuals), 263 households with both adults and children (containing 322 adults and 486 children), and 56 households of only unaccompanied minors (under 18 years of age), containing 80 minors.

By gender, providers in the CoC served 1,042 (41.8%) women, 1,349 (54.1%) men, 9 (0.4%) trans-identified individuals, and 2 (0.1%) gender non-conforming individuals.

The racial breakdown of those served included: 827 (33.2%) White, 1,357 (54.4%) Black or African American, 17 (0.7%) Asian, 19 (0.8%) Native Hawaiian or Other Pacific Islander, 27 (1.1%) American Indian or Alaskan Native, and 106 (4.3%) Multiple Races. Regardless of race, 292 (11.7%) individuals identified as Hispanic/Latino in ethnicity.

Of 1,879 adults or heads of household, 932 (49.6%) indicated a prior residence of Emergency Shelter, the streets, or Safe Haven. Of these clients, 459 (49.2%) reported one previous episode of homelessness within the last three years. 147 (15.8%), 82 (8.8%), and 211 (22.6%) reported that they had been 2, 3, or 4+ times homeless (respectively) during the same time frame.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Between 10/1/2018 and 9/30/2019, 3,243 households without children (containing 3,313 individuals), 443 households with both adults and children (containing 545 adults and 858 children), and 200 households of only unaccompanied minors (under 18 years of age), containing 234 minors.

One out of every seven adults receiving services this year was a veteran (14.2%). Out of the 526 veterans served, 398 (75.7%) reported a disabling condition and 42 (8.0%) met the criteria for chronic homelessness at admission. Zero (0) families of veterans were among homeless families. At admission, 438 clients (11.4%) of all clients were considered youth (18-24 years of age).

Describe the nature and extent of homelessness by racial and ethnic group.



Between 10/1/2018 and 9/30/2019, providers in the Albany CoC served 5,277 people experiencing or at risk of experiencing homelessness. Residential programs served 3,385 people a total of 5,427 times, and supportive services-only programs served 1,892 people a total of 1,931 times. The racial breakdown of those served included: 1,625 (30.8%) White, 2,732 (51.8%) Black or African American, 25 (0.5%) Asian, 33 (0.6%) Native Hawaiian or Other Pacific Islander, 65 (1.2%) American Indian or Alaskan Native, and 231 (4.4%) Multiple Races. Regardless of race, 644 (12.2%) individuals identified as Hispanic/Latino in ethnicity.

Describe the nature and extent of unsheltered and sheltered homelessness.

The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Each count is planned, coordinated, and carried out locally. The Housing Inventory Count (HIC) is a point-in-time inventory of provider programs within a Continuum of Care that provide beds and units dedicated to serve people experiencing homelessness (and, for permanent housing projects, where homeless at entry, per the HUD homeless definition, categorized by five Program Types: Emergency Shelter; Transitional Housing; Rapid Re-housing; Safe Haven; and Permanent Supportive. The results of the Albany Continuum of Care for January 2019 are shared below with a comparison to the numbers collected in January 2018.

Sheltered PIT Breakdown

- When comparing the 2019 sheltered PIT count (716 persons) with 2018 (800 persons) a decrease of 84 persons sheltered is noted
- In total, there was a decrease of 84 persons utilizing services on the night of the count, with 77 fewer persons utilizing emergency shelters and seven fewer persons utilizing transitional housing

Sheltered PIT Sub-population Information

- Chronically Homeless Individuals: The number of sheltered chronically homeless individuals decreased from 72 in 2018 to 64 in 2019
- Chronically Homeless Families: The number of sheltered chronically homeless families decreased from two in 2018 to zero in 2019
- Chronically Homeless Vets: The number of sheltered chronically homeless veterans decreased from five in 2018 to one in 2019
- Chronically Homeless Youth: The number of sheltered chronically homeless unaccompanied youth increased from one in 2018 to four in 2019
- Adults with a Serious Mental Illness: The number of sheltered persons with serious mental illness remained the same at 92 in 2018 and 2019
- Adults with a Substance Use Disorder: The number of sheltered persons with substance abuse disorders decreased from 104 in 2018 to 98 in 2019
- Adults with HIV/AIDS: The number of sheltered persons with HIV/AIDS increased from 12 in 2018 to 15 in 2019.
- Victims of Domestic Violence: The number of sheltered persons noting DV increased from 23 in 2018 to 32 in 2019
Note: Special populations (e.g., persons living with HIV/AIDS) often do not disclose their status which may indicate a lower than actual total number reported.

Unsheltered PIT breakdown

- When comparing the 2018 unsheltered PIT with the 2019 unsheltered PIT, a one-person decrease was noted
- In 2018 there were 35 unsheltered individuals identified compared to 34 in 2019

Unsheltered PIT Sub-population Information

- Chronically Homeless Individuals: The number of unsheltered chronically homeless individuals remained the same at 27 in 2019
- Chronically Homeless Families: The number of unsheltered chronically homeless families remained the same at 0 in 2019
- Chronically Homeless Vets: The number of unsheltered chronically homeless veterans remained the same at zero in 2019
- Adults with a Serious Mental Illness: The number of unsheltered persons noting a serious mental illness decreased from 22 in 2018 to four in 2019



- Adults with a Substance Use Disorder: The number of unsheltered persons noting a substance use disorder decreased from 23 in 2018 to six in 2019
- Adults with HIV/AIDS: The number of unsheltered persons noting HIV/AIDS remained at 0 in 2019
- Victims of Domestic Violence: The number of unsheltered persons noting DV decreased from 1 in 2018 to 0 in 2019

Note: Special populations (e.g., persons living with HIV/AIDS) often do not disclose their status which may indicate a lower than actual total number reported.

Point-In-Time Overview				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
2019 January 24,	580	136	34	750
2018 January 25,	657	143	35	835
Difference	-77	-7	-1	-85

Unsheltered Homeless:

In Albany, street outreach is conducted in a manner that allows for quick identification and engagement of all people experiencing unsheltered homelessness. Within the district there are two active Street Outreach teams: The Joseph’s House & Shelter Outreach Van and St. Catherine’s Center for Children (through Project Connect). Both programs conduct outreach to unsheltered homeless individuals, who are often chronically homeless. Outreach is conducted daily with fluctuating day/evening hours. Outreach staff identify and engage households, obtain emergency housing, and conduct Coordinated Entry assessments.

Street outreach services are tailored using a client-centered, trauma-informed approach. Street outreach teams focus outreach activities to those that are least likely to request assistance by hiring staff with lived experience to conduct outreach and determining locations most visited by the unsheltered and building trust over time through consistent engagement. In addition to the above-mentioned street outreach teams, the district also coordinates with local Veteran street outreach. The VA programs, Health Care for Homeless Veterans (HCHV) as well as Supportive Services for Veteran’s Families (SSVF) help veterans in the community who are street homeless.

Street Outreach teams and VA program staff connect those who are unsheltered with VA services, and drop-in centers/warming stations, such as the Interfaith Partnership for the Homeless Safe Haven. Street Outreach teams and VA program staff also have a relationship with County Mental Health who administers the Assertive Community Treatment program (ACT). The ACT team is a multidisciplinary team that provides street outreach and individualized services to each client.

Strategies that will be used to conduct outreach to homeless individuals during Code Blue periods include:

- (1) Direct service provider and law enforcement engagement and
- (2) Street outreach

The District has working relationships with multiple community providers that serve the at-risk and homeless population in Albany County. DSS, in conjunction with these providers, serves on a Code Blue Committee. Through this Committee, all participants are aware of the Code Blue process and inform their staff and partner agencies of the Code Blue process. Specifically, homeless persons can visit the DSS office during office hours (8am-4pm) to obtain shelter; outside of regular business hours, DSS has a contract with Homeless and Travelers’ Aid Society (HATAS) to provide on-call services.

HATAS identifies and establishes a Code Blue night/period and engages the press on what homeless persons are to do. In addition to direct service provider engagement to reach homeless individuals, street outreach is conducted. An outreach van is operated by Joseph’s House & Shelter staff who engage homeless individuals, provide food, blankets, encourage them to go to shelter, make referrals, and will provide transportation to shelter. Street Outreach is also conducted through St. Catherine’s Center for Children’s Project Connect and the VA’s Health Care for Homeless Veterans (HCHV) and Supportive Services for Veteran’s Families (SSVF). Referrals are made from these street outreach programs to HATAS and DSS for shelter placement. Albany City police are familiar with the Code Blue process and engage homeless individuals, including by making referrals, transporting people to shelters, or calling an ambulance, if needed.

Sheltered Homeless:

The district’s year-round emergency shelter strategy is to connect homeless persons with emergency housing as quickly as possible through efficient processing and coordinated collaboration with community partner shelters. Albany County Department of Social Services (DSS) determines eligibility for identified homeless individuals and families. Emergency housing options



include contracted shelters, private shelters, and hotels/motels. Based on availability, eligibility, and need, persons who present at the Albany County DSS in need of emergency housing are connected to a contracted shelter. The county has contracts with multiple local shelter agencies, including Interfaith Partnership for the Homeless, Schuyler Inn, Mercy House, Lwanga Center, St. Peter's Morton Ave. Shelter, and Council of Churches Overflow Shelter, totaling 298 shelter beds.

Most of these shelter contracts with Albany County have provisions for NPA (Non-Public Assistance) persons and obtain reimbursement for case management services provided to the Albany County DSS homeless population. The County also contracts with St. Catherine's to operate the Marillac Shelter, as well as Equinox, Inc. to operate a 30-bed Domestic Violence Shelter. If all contracted shelters are full, DSS refers persons who present in need of emergency housing to a private shelter, Capital City Rescue Mission, for a thirty-day stay. Partnerships (but not contracts) also exist with Safe Haven (Code Blue only). If necessary and no other option is available, the district secures and funds housing in a hotel/motel.

After hours (between the hours of 4:00pm and 8:30am), Albany County DSS contracts with the Homeless and Travelers Aid Society (HATAS) to take calls/referrals for emergency housing. HATAS conducts an intake and assists clients in placement into a contracted shelter or, if a bed is unavailable at a contracted shelter, a hotel/motel for the night. The following day, HATAS transfers the intake form to DSS, who follows up with the household to solidify the shelter placement.



Needs Assessment

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The City of Albany is responsible for administering the HOPWA program for Albany, Rensselaer, Saratoga, and Schenectady counties. Therefore, the information provided in this section addresses the housing needs and inventories in the five-county Eligible Metropolitan Statistical Area (EMSA), rather than being confined solely to the City of Albany.

The geographic distribution of the funding is dependent both on the extent of the need and on the existence of other resources. Of the five counties in the EMSA, Albany County has greatest number of persons living with HIV/AIDS. This is due to two factors: 1) it has the largest population overall and 2) Albany County is home to Albany Medical Center, which is the New York State-Designated AIDS Care Center for a twenty-two-county area. Many persons living with HIV/AIDS in outlying counties move to the City of Albany in order to be in closer proximity to medical care and other HIV-related services.

While Albany County has the greatest need, it also has the largest amount of AIDS housing resources. For example, there are 57 Shelter Plus Care tenant-based rental assistance subsidies that are available only to those living in the City of Albany. Therefore, providers are asked to provide HOPWA subsidies in the City of Albany only to those persons who are unable meet the homeless eligibility criteria for the Shelter Plus Care program. However, due to the large number of persons living with HIV/AIDS in Albany County, more of the short-term funding is utilized in Albany County. In addition, the one HOPWA-funded transitional housing residence is located within the City of Albany, in close proximity to Albany Medical Center.

Rensselaer County and Schenectady County both have high numbers of persons living with HIV/AIDS. Twenty tenant-based rental assistance subsidies have been allocated to Unity House in Troy, which is in Rensselaer County, while sixteen tenant-based rental assistance subsidies have been allocated to Mohawk Opportunities in Schenectady County.

Saratoga and Schoharie counties both have lower numbers of persons with HIV/AIDS. There is no county-specific programs funded in these two counties, rather, they are served by the AIDS Council of Northeastern New York, which has a total of twenty-one long-term rental assistance subsidies and seventy-two short-term rent, mortgage, and utilities assistance "slots" to serve the entire five-county EMSA.

The AIDS housing system within the Albany EMSA has a full continuum of resources. There are thirty AIDS service organizations within the region; many of these provide outreach and client engagement as well as provide case management. Although there are no emergency shelters that exclusively serve persons living with HIV/AIDS and their families, arrangements have been made with local Departments of Social Services to provide motel vouchers for HIV-infected individuals and their families in situations where they prefer not to use the emergency shelter system.

There is a six-bed transitional housing program for men with HIV/AIDS and a five-bed transitional housing program for women. Within the region, there is a fifteen-bed congregate permanent housing residence for individuals with HIV/AIDS who are in need of twenty-four-hour support. In addition, there is a twenty-two-unit scattered site permanent supportive housing program, with fourteen units for families and eight units for individuals with HIV/AIDS. There is also a total of 133 tenant-based rental assistance subsidies which have been allocated specifically for persons with HIV/AIDS.

The City of Albany's HOPWA funding allocation plan has taken into careful consideration funding from other sources that has been dedicated to AIDS housing. In addition, the New York State-funded Homeless Housing and Assistance Program (HHAP) has invested approximately \$4 million in capital acquisition, rehabilitation and new construction costs for three AIDS housing programs (two congregate programs and one scattered-site program) in the region. The New York State Department of Health's AIDS Institute has funded a program that provides emergency rent and mortgage assistance. It also pays for housing-related case management costs for a substantial number of clients who receive HOPWA-funded tenant-based rental assistance subsidies.

In addition, there are 80 tenant-based rental assistance subsidies funded under HUD's Continuum of Care Homeless Assistance programs (both through the Shelter Plus Care Program and the Supportive Housing Program) in the region. There are also nine "mainstream" Section 8 vouchers for persons with disabilities that have been allocated to persons living with HIV/AIDS.

Given the existence of these other housing resources for persons with HIV/AIDS and their families, the City of Albany has strategically used its HOPWA money to address unmet needs. Because of the availability of State HHAP funding for capital costs,



the City of Albany has chosen not to allocate any funding for capital expenditures. Based on a housing needs assessment recently conducted by the New York State Health Department of Health's AIDS Institute, the greatest needs in the area are for 1) tenant-based rental assistance; 2) short-term mortgage, rent, and utility assistance; 3) operating costs for AIDS housing programs constructed by HHAP funding; and 4) supportive services not paid for by the AIDS Institute. This is exactly how the City of Albany has chosen to allocate its HOPWA funding, with the majority of it going to tenant-based rental assistance subsidies (51 households planned for the current year), and the balance be used for short-term mortgage, rent and utility assistance (35 households in the current year), operating costs for existing facilities (12 persons in the current year), and supportive services (to 75 households in the current year.)

The City of Albany has also established performance measures for the HOPWA program. They are as follows:

- 1) Annual improvement in the viral suppression rates of clients
- 2) At least seventy-five percent of program participants will obtain/remain in appropriate housing for at least one year.
- 3) At least eighty percent of program participants will end each program year with incomes equal to or greater than their incomes at the point of entry into the program.

The City of Albany contracts with program sponsors in three-year funding cycles. Every three years, it disseminates a Request for Proposals and accepts new applicants. In the years in between RFPs, the City requests revised budgets and service plans from existing applicants. The following grantees will provide services with funding from HUD's 2019 fiscal year:

1. **Alliance for Positive Health AIDS Council of Northeastern New York (community-based organization)**
Albany, New York 12207
 - a. Long-term rental assistance: \$142,560
 - b. Supportive services: \$8,029
2. **Mohawk Opportunities (community-based organization)**
Schenectady, New York 12307
 - a. Long-term rental assistance: \$79,516
 - b. Supportive services: \$31,674
3. **Support Ministries (faith-based organization)**
Albany, New York 12209
 - a. Operating funding for facility: \$28,900
 - b. Supportive services: \$88,400
4. **Unity House (community-based organization, but founded as a faith-based organization)**
Troy, New York 12180
 - a. Long-term rental assistance: \$123,228
 - b. Supportive services: \$42,905

The City of Albany has contracted with CARES, Inc. to ensure that program sponsors adhere to the standards and procedures for the HOPWA program. CARES holds an annual training for HOPWA program sponsors, and provides on-site monitoring at least once a year for all program sponsors. In addition, CARES carefully reviews monthly and quarterly fiscal and program reports from grantees.

Regarding the data shown in the below table, CARES OF NY, Inc. collected data from emergency shelter and transitional housing programs on Jan 30th 2019 to complete and update the inventory. Surveys were forwarded to each provider via e-mail, and follow-up phone calls were made to ensure the survey was completed promptly and accurately. Housing providers referred to housing census records and client charts to complete the survey. The chronically homeless were identified utilizing the housing provider's client records

Furthermore, on Jan 30th 2019, the Albany County Coalition on Homelessness conducted its annual "Point in Time" count for both the sheltered and unsheltered. Joseph's House and Shelter served as the lead for the unsheltered count, while CARES served as the lead for the sheltered count. Working with service providers, the county and City were sectioned areas and assignments given to service providers in an effort to ensure all unsheltered homeless throughout the county would be counted. With the assistance of current and former consumers, places where the unsheltered homeless congregate were identified. These include abandoned buildings, encampments, hallways of buildings, railroad underpasses, and parks. Joseph's House and Shelter outreach workers and other service providers completed a count of the homeless in their pre-assigned areas.



As part of the street count, service providers contacted police departments, food pantries, libraries, and hospitals to acquire information on the homeless population encountered on Jan 30th 2019. The service providers involved with the count estimated the number of chronically homeless persons based on their encounters with the homeless persons, as well as through previous interactions with the individuals.

Current HOPWA formula use:	
Cumulative cases of AIDS reported	2,627
Area incidence of AIDS	56
Rate per population	6.4%
Number of new cases prior year (3 years of data)	237
Rate per population (3 years of data)	9.05%

Table 24 – HOPWA Data

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community.

The individuals and families served by the City of Albany’s HOPWA funds are living with HIV/AIDS. Most of the HOPWA recipients are runaway youth, veterans and persons with disability such as mental health and substance abuse diagnosis in which they often struggle with relapse.

Most of these households are very low and extremely low income as defined by HUD guidelines. The income source for these recipients is from SSI/SSD, DSS or employment. Those individuals who are employed are often working at unstable minimum wage jobs or seasonal jobs with frequent incidents of unemployment. In addition to living with HIV/AIDS, most HOPWA recipients are living with other disabilities such as mental health and substance abuse diagnosis in which they often struggle with relapse.

What are the housing and supportive service needs of these populations and how are these needs determined?

Albany County EMSA HOPWA recipients are in need of affordable stable housing so they can maintain employment and support services in the community. HOPWA funds are utilized primarily for long Term Rental Assistance in urban areas where fair market rents are beyond the ability of most individuals with HIV/AIDS to pay.

In this region, the HOPWA funding provided is bundled with case management services allowing for additional support to ensure housing stability. The case management services that are provided through the HOPWA program allow for ongoing engagement and monitoring to assess recipient needs and assist clients in obtaining medical, mental health, substance abuse, employment and entitlements. This ongoing support included in the HOPWA funding has allowed this population to remain stably housed, resulting in positive health outcomes and increase participation in support services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The Albany County EMSA serves 91 households who are living with HIV/AIDS and an additional 31 family members who reside with the HOPWA eligible individuals. Of the HOPWA eligible individuals 63 are male, 57 are female and two are transgender. The HOPWA recipient’s households are very low and extremely low income as defined by HUD guidelines. The income source for these recipients is from SSI/SSD, DSS or employment. Those individuals who are employed are often working at unstable minimum wage jobs or seasonal jobs with frequent incidents of unemployment. In addition to living with HIV/AIDS, most HOPWA recipients are living with other disabilities such as mental health and substance abuse diagnosis in which they often struggle with relapse.



Needs Assessment

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City will support public facility improvements that add value to Albany's marginal neighborhoods.

Public Facility and Improvement spending will support initiatives identified in the assigning priority need section above. An example of such activity includes sidewalk, street and ADA improvements, street trees, playground equipment, the construction/rehabilitation of community centers and other such eligible amenities that further neighborhood revitalization efforts and benefit the low to moderate income residents of the NSA's.

How were these needs determined?

Through public input, collaboration with public and private organizations

Describe the jurisdiction's need for Public Improvements:

The City of Albany utilizes CDBG funds to stabilize and upgrade neighborhoods by providing public improvement projects such as the reconstruction of public sidewalks and construction of sidewalk ramps to provide accessibility for disabled people within low and moderate-income neighborhoods. Other resources, such as operating funds, borrowings, and state and federal funds, are used by the City's Department of General Services for street and sidewalk reconstruction, water and sewer improvements, ADA compliance, park repairs and improvements, and street lighting. The City has a five-year capital plan for public improvement projects, which identifies costs and sources of financing.

One major need identified by the DGS is to improve the "synergy" between various funding sources to allow work on water and sewer lines, including replacement of the lead piping which runs from water mains to individual homes, to be integrated with street reconstruction projects. Ideally, surface reconstruction and replacement of water, sanitary sewer, and storm sewer lines, as well as replacement of combined sewer overflows, would occur at the same time. This is most efficient because several tasks that would normally be performed independently can be combined. Funding constraints often do not allow the City to replace municipal infrastructure when surface reconstruction is being done. Street and Sidewalks: The majority of the streets in the City's CDBG target areas, which are among the oldest neighborhoods in Albany, date from before 1900. Streets in the South End and Arbor Hill, in particular, are badly in need of repair and resurfacing. DGS has identified and prioritized future street reconstruction needs within the NSA's.

Water:

Albany's infrastructure is old. Fifty-five miles of the 376 miles of water mains were installed in the 19th Century. The average age The Albany Water Department must continuously repair, replace and upgrade various parts of the system in order to meet current quality standards and ensure there is sufficient drinking water for homes, businesses, and New York State government.

Sewer:

There are over 365 miles of sewer pipes. In fact, many sections date to before the Civil War and are of brick and slate construction. Like many older Northeast cities, the population has expanded and the original pipe system-first constructed for a much less populated city-remains. As experienced by many other Capital District communities, combined sewer overflows during large storm events often result in basement, street, and backyard flooding. The City is complying with federal mandates to get all lead water services replaced with copper services by 2040 at an estimated cost of about \$40 million dollars. The average age of water main is 90 and they need to be 50.



How were these needs determined?

Albany's seasonal weather conditions and the age of many roadways wreak havoc on the City's streets and sidewalks. DGS assesses need based on complaints from residents, requests from neighborhood associations, and visual inspections by staff. The information collected is entered into a database and staff prioritizes the work schedule based on greatest need. It is always difficult for the City to keep up with all necessary repairs, because the need far exceeds the available resources: Street reconstruction can be as much as \$1 million per mile and more if underground work is involved.

The Water Department continues to survey all 376 miles of water mains every year, looking for hidden underground leaks, making repairs as needed.

Describe the jurisdiction's need for Public Services:

The City will continue to fund existing housing programs with federal and state grant funding over the next five years. The number of public service contracts may be reduced so that more funding will support "bricks and mortar" projects, providing proof of viable change within Albany's marginal neighborhoods. The City will also continue to evaluate programming and best practice techniques throughout the country to ensure that funding is invested in the most efficient and best use practicable.

The neighborhoods in the target areas struggle with issues of education, employment, income and lack of community investment. Poverty is high (41.02%), unemployment is high (almost 13%), crime rates are high (246 per 1,000 residents). IT is evident that the communities are in great need of public service programs that will address these pressing non housing needs.

How were these needs determined?

Through community input, public meetings and collaboration



Market Analysis

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Albany’s residents occupy 40,195 housing units, for an average of 2.44 persons per unit. An additional 1,054 units were vacant according to property records, bringing the total number of housing units in the City to 41,249. The majority of the housing units in Albany, 62.8%, are renter occupied. Owner-occupied units comprise 37.2% of the City’s housing stock. Approximately 2.5% of the remaining housing units in Albany were classified as vacant. The figures reflect significant housing unit losses in certain areas of the City, such as the South End and West Hill, with housing growth in other areas of Albany. The owner occupancy rate decreased slightly from 37.6% to 37.2%. The number of vacant units declined significantly, from 9.9 % of the total housing stock in 2000 to 2.5% in 2020.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,855	27%
1-unit, attached structure	2,275	5%
2-4 units	21,500	46%
5-19 units	5,555	12%
20 or more units	4,905	10%
Mobile Home, boat, RV, van, etc	105	0%
Total	47,195	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	1,325	5%
1 bedroom	420	3%	8,180	32%
2 bedrooms	3,155	21%	8,985	36%
3 or more bedrooms	11,490	76%	6,705	27%
Total	15,095	100%	25,195	100%

Table 26 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

- AHA has approximately 1,800 public housing units (out of 2,260 total units), of which approximately 5% or 90 are 504 compliant. Of those, approximately 1,315 are public housing-only with income eligibility at or below 80%AMI with 40% required to be below 30%AMI. Approximately 485 of the total are public housing subsidized tax credit units with income eligibility at or below 60%AMI and income tiering at 50%AMI (124 units) and 30%AMI (133 units).
- AHA administers approximately 2,500 Section 8 Housing Choice vouchers with income eligibility at 50%AMI, with 75% required to be below 30%AMI.



Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

AHA intends to demolish the remaining 53 total units at Ida Yarbrough Low-rise Homes, of which there are approximately three (3) 504 compliant units. AHA is seeking funding for 61 replacement units, of which approximately five (5) will be 504 compliant units. Also, AHA intends to demolish 292 total units at Lincoln Square Homes, of which there are approximately fifteen (15) 504 compliant units. AHA has already produced 151 units intended to replace those at Lincoln Square.

Does the availability of housing units meet the needs of the population?

No, it does not. There are over 9,000 applicants on AHA's waiting list, including 15 who require an accessible unit. AHA's units are 99+% occupied, of which 22 residents are requesting transfer to an accessible unit

Describe the need for specific types of housing:

Needs of extremely low-income households:

Extremely low-income households are defined as having incomes of less than 30% of the median family income (MFI) for the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA). There are 10,555 extremely low-income households in the City of Albany in 2015, accounting for 26.2% of all City households. 79.5% of extremely low-income households reported housing costs in excess of 30% of their income.

Rental Households:

According to HUD Comprehensive Housing Affordability Strategy Data, the cost burden problem is spread equally (less than 10% difference) among all extremely low and low income racial/ethnic households in similar income categories. The moderate-income household population does show evidence of disproportionately higher need among the Black, Hispanic and Asian communities.

Owner Occupied Households:

Evidence of disproportionately higher need exists among Black and Hispanic households among all income categories. 23.51% of the American Indian, Alaska Native population is an extremely low-income population with a housing cost burden in excess of 30%. 18.27% of the Black / African American population is an extremely low-income population with housing cost burden in excess of 30%. 11.9% of the Hispanic identifying ethnic population is an extremely low-income population with housing cost burden in excess of 30%.

The needs of extremely low-income homeowners are likely to be addressed by efforts that reduce their overall housing expenses and improve housing conditions. There is a need to continue and expand assistance to extremely low-income homeowners, particularly the elderly, many of whom struggle to keep pace with emergency repairs and home improvements while living on a fixed income; the assistance includes energy conservation and weatherization.

Additional housing needs persist for those battling substance abuse, mental illness, HIV/AIDS, veterans, unaccompanied youth, and victims of domestic violence. There is also a significant need for additional rental subsidies for individuals and families who do not have a disability. There is a waiting list for Section 8 and Public Housing remains well over a year long, and for that fact both waiting lists remain closed for most of the year.



Market Analysis

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	165,400	171,400	4%
Median Contract Rent	658	750	14%

Table 27 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid

Rent Paid	Number	%
Less than \$500	4,900	19.5%
\$500-999	16,210	64.4%
\$1,000-1,499	3,450	13.7%
\$1,500-1,999	370	1.5%
\$2,000 or more	255	1.0%
Total	25,185	100.0%

Table 28 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,250	No Data
50% HAMFI	11,060	1,390
80% HAMFI	19,805	4,760
100% HAMFI	No Data	6,790
Total	34,115	12,940

Table 29 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	700	837	1,032	1,294	1,406
High HOME Rent	700	837	1,032	1,294	1,406
Low HOME Rent	700	810	972	1,123	1,253

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents



Is there sufficient housing for households at all income levels?

No. There are over 9,000 applicants on AHA's waiting list, including 15 who require an accessible unit. AHA's units are 99+% occupied, of which 22 residents are requesting transfer to an accessible unit.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values decreased during the recession making it more affordable to purchase homes. However, lending practices will continue to impede the possibility of low-income persons being able to purchase homes due to credit and down payment requirements. Some banks do offer FHA and USDA loans, but even those programs require a credit rating of 640 or above to qualify. Albany does offer purchase assistance through their HOME program to lessen down-payment costs, but again, qualifying with a lender is a challenge for many low-income families. Affordability is also driven more by high taxes and the lack of quality affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Area Median (Gross) Rent is currently \$968 compared to the NYS median gross rent of \$1,226 and US median gross rent of \$1,012. The Area Median (Gross) rent has increased by 1.07 percent within the past year, and increased 1.01% in the past 3 years. HOME rents are comparable, but the FMR is often at the top or higher than rents in the immediate neighborhood, which tends to be impacted.



Market Analysis

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

Through the City's Homeowner Assistance Program and Neighborhood Home Maintenance programs, efforts continue to address the needs of extremely low-income homeowners that reduce their overall housing expenses and improve housing conditions.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

ACDA collaborates with the City of Albany Department of Buildings and Regulatory Compliance to determine the condition of housing unit's suitability for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,535	23%	12,530	50%
With two selected Conditions	40	0%	480	2%
With three selected Conditions	8	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,510	76%	12,185	48%
Total	15,093	99%	25,195	100%

Table 31 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	300	2%	890	4%
1980-1999	1,420	9%	2,205	9%
1950-1979	4,615	31%	7,315	29%
Before 1950	8,750	58%	14,775	59%
Total	15,085	100%	25,185	101%

Table 32 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,365	89%	22,090	88%
Housing Units build before 1980 with children present	373	2%	153	1%

Table 33 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)



Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 34 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Owner-occupied units comprise 37.6% of the City of Albany’s housing stock. The majority of owner units (95%) in Albany are in single family or two-family structures, and most have two, three, or four bedrooms. Larger housing units containing five or more bedrooms account for 3.2% of owner units in the City overall but represent a slightly greater proportion of the housing stock in Arbor Hill/North Albany and in several individual census tracts. Rental housing constitutes about 65.6% of all housing in the City of Albany. The national figure is approximately 36% rental and 64% owner occupied. Of the 25,911 renter occupied units in the City, over 68% (17,165) are one- and two-bedroom units; three-bedroom units account for 22.4% of the rental stock. Only 3.7% of the rental stock consists of apartments suitable for large families (four or more persons). Most of the rental housing stock in Albany is in smaller buildings, with 32% in two-family structures, 24.2% in structures of 3 or 4 units, and 11.6% in structures of 5-9 units. The median gross rent, including utilities, increased from \$456 to \$570, or 25%, over the past decade. The rising cost of rental housing may limit the efforts of many Albany households, especially low and extremely low-income households, to find affordable housing in the City. The number of vacant housing units in the City of Albany increased from 3,917 units in 1990 to 4,579 in 2000. Of the 4,579 vacant units, 3,387 (73%) are located in Albany’s Neighborhood Strategy Neighborhoods, which account for 42.0% of all housing units in the City. According to the 2000 Census, 42% of the vacant units were available for rent and 12% were available for sale. Four percent were reported as being for seasonal, recreational, or occasional use, leaving a total of 1,481 units or 42% of all vacant units- as “other,” a category that includes housing units that have been boarded up.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

About 90% of Albany’s housing stock (35,455 units) was built prior to 1978. Of this total, 4,080 units are occupied by extremely low-income families, 7,092 units are occupied by low-income families and 11,132 units are occupied by moderate income families. These areas include neighborhoods within the following zip codes: 12202,12206,12208,12209 and 12210. The neighborhood, West Albany, (zip code 12206), is the 5th highest area in New York State with new EBL cases. According to the Albany County Health Department, there were 36 new cases of Elevated Blood Levels in the City of Albany in 2013 and 22% of these new cases had a BLL of 20 or greater.



Market Analysis

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Total Number of Units	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	29	1834	2631	432	2199	808	0	1735
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: Albany Housing Authority

Describe the supply of Public Housing developments and describe the Public Housing Condition

<i>PUBLIC HOUSING DEVELOPMENT</i>	<i>NEIGHBORHOOD</i>	<i>TYPE OF DEVELOPMENT</i>	<i># OF APT</i>	<i>DISTRIBUTION OF UNITS</i>	<i>CHARACTERISTIC OF RESIDENTS</i>	<i>CRITERIA FOR ALLOCATION</i>
ACADEMY LOFTS	Arbor Hill	Adaptive Reuse Mixed Finance Site	22	Live/Work Loft Style Apartment	Arts and an arts-oriented community	Income under 50% AMI
ARBOR HILL HOMES	Arbor Hill	Mixed-Finance Site	54	Units Townhouse Style Rental Apartment	Family	Income under 60% AMI
SWAN STREET MIXED-USE	Arbor Hill	Mixed Finance Site	23	23 Rental Apartment and 7-Storefronts	Family	Income under 60% AMI
ARBOR HILL NEIGHBORHOOD STABILIZATION PROGRAM	Arbor Hill	Neighborhood Revitalization and Mixed Finance site	23	Modern residential units and one commercial unit. – Eight Derelict historic properties on Clinton Avenue and Ten Broeck St.	Family	Income under 50% AMI
CAPITAL WOODS	Arbor Hill	LIHTC site	142	Residential Units and a community building	Family	Income under 60% AMI
EAGLE COURT APARTMENTS	South End	Mixed Finance site	42	33, 1-bedroom apartments plus 9, 2-bedroom apartments	Single & Family	Incomes under 50 and 60% AMI



<i>PUBLIC HOUSING DEVELOPMENT</i>	<i>Neighborhood</i>	<i>Type of Development</i>	<i># of Apt</i>	<i>Distribution of Units</i>	<i>Characteristic of Residents</i>	<i>Criteria for Allocation</i>
JARED HOLT MEWS	South End	Mixed Finance site	10	Single family homes	Family	Incomes under 50 and 60% AMI
IDA YARBROUGH HOMES	Ten Broeck	Low income site	224	224 one-bedroom units, 2 King's Place units and Community room	Single & Family	Incomes below 80% AMI
LINCOLN SQUARE HOMES	South End	Low income site	196	Daycare located in one of the buildings	Single & Family	Income below 80% AMI
NUTGROVE GARDEN APARTMENT	South End	Mixed use site	92	36 units are rented at market-rate rents and 56 units are earmarked for low-income families.	Family	Income below 80% AMI for low income units
PIETER SCHUYLER COURT	Arbor Hill	Low income site	7	7 rental homes	Family	Income below 80% AMI
STEAMBOAT SQUARE HOMES	South End	Low income site	382	4 High Rise buildings, 75 Family Townhomes and scattered rehab units. Resident Support Services on site; day care, WIC, and resident employment development	Single & Family	Income below 80% AMI
WESTVIEW HOMES	Upper Washington Ave	Low income site	182	79 Studio and 82 one-bedroom units	Senior and disabled - The age requirement is 62 and older for seniors and 55 and older if a resident is disabled.	Income below 80% AMI
CREIGHTON STOREY HOMES	South End	LIHTC site	128	Row house walk up buildings	Family	Income below 60% AMI
EZRA PRENTICE HOMES	South End	LIHTC site	176	Row house walk up buildings	Family	Income below 60% AMI
NORTH ALBANY HOMES	North Albany	Mixed Finance site	160	80 duplexes; community center and 2 Patios	Family	Incomes below 30, 50 and 60% AMI



<i>PUBLIC HOUSING DEVELOPMENT</i>	<i>Neighborhood</i>	<i>Type of Development</i>	<i># of Apt</i>	<i>Distribution of Units</i>	<i>Characteristic of Residents</i>	<i>Criteria for Allocation</i>
TOWNSEND PARK HOMES	Central Ave	Low Income site	158	One-bedroom apartments only	Senior and disabled - The age requirement is 62 and older for seniors and 55 and older if a resident is disabled.	Income below 80% AMI
SOUTH PHASE III	END South End	Mixed Finance site	56	56 Affordable Housing Units in Eight buildings	Family	Incomes below 30 and 50% AMI
SOUTH PHASE II	END South End	Mixed Finance site	43	9 single family homes, 34 one- and two-bedroom apt.	Family	Incomes below 30, 50 and 60% AMI
IDA REDEVELOPMENT PHASE I	Ten Broeck	Mixed Finance site	61	11 row house building units	Family	Incomes below 30 and 50% AMI
IDA REDEVELOPMENT PHASE II	Ten Broeck	Mixed Finance site	76	3 row or townhouse buildings and mid-apartment building	Single & Family	Incomes below 30, 50, 60 and 80% AMI

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

AHA’s Physical Needs Assessment estimates that \$83.3 million will be required for maintenance and modernization of all sites over the next 20 years, except South End Revitalization Phases 2 and 3, Capital Woods and Creighton Storey Homes. Demolition of Lincoln is a placeholder in the budget with no funds assigned or included in that dollar amount. AHA receives approximately \$2.2 million per year, or about \$44 million over 20 years, which will decline when old units are demolished, and new units are brought online at a fraction of the modernization funding of the old.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Strategy for Addressing Housing Needs:

AHA recognizes the shortage of affordable housing for all eligible populations and plans to maximize the number of affordable units available to AHA using the available resources by taking the following measures:

- Minimizing the number of public housing units off-line through effective maintenance and management policies
- Reducing turnover time for vacated public housing units
- Reducing time to renovate public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development
- Seeking replacement of public housing units lost to the inventory through Section 8 replacement housing resources

AHA will continue to increase the number of affordable housing units by performing the following:

- Applying for additional Section 8 units should they become available
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing



- Pursuing housing resources other than public housing or Section 8 tenant-based assistance

AHA will target available assistance to families at or below 50% of AMI by utilizing admissions preferences aimed at families who are working.

AHA will also assistance to Families with Disabilities by carrying out the modification needed in public housing based on the Section 504 Needs Assessment for Public Housing and affirmatively marketing to local non-profit agencies that assist families with disabilities.

AHA will conduct activities to affirmatively further fair housing by counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration. In an effort to ensure this, AHA has implemented higher Voucher Payment Standards (VPS) in areas with low poverty rates. AHA hopes to market the Section 8 program to owners with property outside of areas of poverty/minority concentration.

Progress in Meeting Mission and Goals:

- AHA continues to work towards expanding the supply of assisted housing through various initiatives
- AHA continues to improve the quality of assisted housing. AHA would dispose of entire development at Amp 5, Ida Yarbrough to a wholly owned subsidiary of the Albany Housing Authority in order to make financing eligible that is not otherwise available under current ownership structure and funding sources

Substantial Deviation:

A substantial change in a goal(s) is identified in the Five-Year Plan (for example, checking or unchecking a Public Housing Agency (PHA) goal box). A substantial deviation does not include any changes in HUD rules and regulations which requires or prohibits changes to activities listed herein.

As part of the Rental Assistance Demonstration (RAD), Albany Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion
- d. Changes to the financing structure for each approved RAD conversion



Market Analysis

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

The analysis shown here is based on the data retrieved from the City of Albany's CoC, Cares of NY, INC.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Supportive and Preventive Services provided are listed below:

Employment Assistance:

The CoC's strategy to increase employment income is to educate providers on NYS benefits regulations through ongoing dialogue with local Departments of Social Services (DSSs). Specifically, the CoC regularly fosters dialogue between local DSS's and CoC providers on benefits regulations to increase provider, and in turn client, understanding of opportunities to maintain necessary benefits (i.e. TANF, SNAP, Medicaid, SSI/SSDI) while increasing employment.

The CoC's strategy to increase access to employment includes developing programs that create a pipeline from homelessness to employment & systems level engagement with employment providers. Through the City of Albany Poverty Reduction Initiative (CAPRI), a city program funded through the state to reduce poverty, homeless housing providers have developed workforce programs that create a direct pipeline to employment by building collaborations with major area employers (i.e. hospitals).

The CoC also increases access to employment by partnering with mainstream employment organizations, a major tenet of the CoC's Strategic Plan. The CoC makes direct referrals to the following agencies that provide free employment/education training: Albany Community Action Partnership (ACAP), City of Albany Career Center, County One Stop Employment Center. Moreover, the CoC developed MOU's with ACAP & the Capital District Workforce Development Board. Specifically, the CoC & workforce agencies will identify characteristics/qualifications of clients in CoC programs who are likely to be successful in workforce agencies programs; create a formal, direct referral process; & create a communication mechanism between PSH case managers & workforce agency staff regarding client progress. The CoC & workforce agencies will annually assess progress re: increased income, utilizing this info to make programmatic improvements. The Operations & Systems Committees, which report to the Board, are responsible for overseeing these strategies.

The CoC has promoted partnerships & access to employment opportunities with private employers & private employment orgs by 1) holding job fairs & 2) developing programs that create a pipeline from homelessness to employment. Annually, CoC providers (i.e.; HATAS, Albany Housing Coalition) host job fairs to connect clients w/private employers & employment training programs. Moving forward, the CoC will track these job fairs to assess how the CoC can further enhance partnerships.

The CoC has also created employment opportunities with private employers through participation in the City of Albany Poverty Reduction Initiative (CAPRI). Through CAPRI, homeless housing providers developed workforce programs that create a direct pipeline to employment through collaborations with major area employers (i.e. hospitals). The CoC works w/public & private orgs to provide meaningful education/training, internships, & employment opportunities for residents of PSH by conducting outreach to employers/employment training programs on clients' behalf. This informal referral network has recently been formalized by MOUs w/the Albany County Action Partnership (ACAP) and the Capital District Workforce Development Board (see attached). Specifically, the CoC & workforce agencies will identify characteristics/qualifications of clients in CoC programs who are likely to be successful in employment training programs; create a direct referral process between PSH clients & workforce agencies; & create a communication mechanism between PSH case managers & workforce agency staff regarding client progress.

The CoC & workforce agencies will annually assess progress of PSH clients' completion of employment programs/increase in earned income through analyzing HMIS data & qualitative data reported by PSH and workforce agency staff. The CoC & workforce agencies will utilize this information to determine how to increase training/employment opportunities for PSH residents to further client recovery and well-being



In fulfillment of State and federal mandates that employable recipients of temporary assistance and Food Stamps participate in work activities designed to move them towards self-sufficiency, Albany County Department of Social Services operates a variety of employment and work preparation programs.

The work-related programs and supports available through the Department of Social Services to employable recipients, including homeless individuals and families, are as follows. Assessment, employability planning, job readiness training and work experience are provided through a network of DSS-contracted providers, currently including Interfaith Partnership for the Homeless, Homeless and Travelers Aid Society, Career Links, America Works, Maximus, Adult Learning Center, Educational Opportunity Center, Mildred Elly School, Altamont Program and Cornell Cooperative Extension. A specialized employment program, targeting individuals with alcohol/substance abuse, mental health or physical health barriers to achieving self-sufficiency, is provided through a contract with Rehabilitation Support Services (RSS). Additional programs receive direct funding from NYS Department of Labor, with the support of Albany County. These include specialized training in the construction trades (Built on Pride-Abrookin Center) and educational programs (Edge Program-Adult Learning Center, BRIDGE Program-Educational Opportunity Center) targeting both TANF recipients and TANF-eligible non-custodial parents, as well as a work program for persons living with HIV (Maximus).

As a partner in the area Workforce Investment Board (WIB), established under the Workforce Investment Act, Albany County maintains a direct role in the operations and practices of the Albany One Stop Center. Upon referral by the Department of Social Services, job search and orientation services are provided by the One Stop Center to applicants for Safety Net temporary assistance and employable Food Stamps applicants and recipients.

Within the next six months, the Department plans to outstation staff at the Albany One Stop Center, to directly provide temporary assistance and Food Stamps eligibility services, as well workshops and job referrals from this location. Other employment preparation and placement services have been delivered for a range of sub-groups, including homeless individuals and families at various locations in the community, such as the Albany Housing Authority's WAGE Center. Additional services can be provided or purchased by the Department in support of employment-related activities, as needed to enable participants to meet their assigned responsibilities. Such payments may include childcare subsidies, transportation (normally through tokens or bus passes), clothing and uniforms, books, tools, and other necessary supplies or equipment that cannot be obtained through other sources.

Case Management: Case management is a means of identifying, coordinating, monitoring and delivering services that are integral to the achievement of housing stability. It is provided by HATAS' centralized emergency intake system, KENDAL HOUSE's outreach case managers, emergency shelters, transitional housing programs, and permanent supportive housing programs. Case management is also offered by homelessness prevention programs and the other supportive service providers listed below. Case managers work with consumers to identify their needs and to develop a plan for collaboratively addressing these needs.

Life Skills Training: Life skills training is an important part of the supportive services provided by homeless prevention programs, emergency shelters, transitional housing programs, and permanent supportive housing programs. All these agencies assist clients in acquiring critical life management skills such as budgeting of resources and money management, household management, conflict management, food shopping and preparation, use of public transportation, and parenting skills. Cornell Cooperative Extension provides cooking classes to residents of permanent supportive housing programs. HATAS offers a representative payee ship program. The Homelessness Intervention Program collaborative (Albany County Department of Social Services, HATAS, Legal Aid Society, and United Tenants of Albany) has begun a workshop series for homeless persons addressing life skills training, housing issues, and tenant-landlord rights and responsibilities. Life skills training is an emphasis of agencies serving chronically homeless persons, youth, and persons with disabilities such as mental illness, chemical dependency and/or HIV/AIDS.

Alcohol and Drug Abuse Treatment: Albany County is fortunate in having several residential and outpatient providers of alcohol and drug abuse treatment. Among them are Albany Citizens Council on Alcohol and Other Chemical Dependencies, Albany County Substance Abuse Clinic, the Altamont Program, Equinox, Hope House, Hospitality House, Next Step, Salvation Army Adult Rehabilitation Center, St. John's Project Lift, St. Peter's Addiction Recovery Center, TASC, Veterans Administration Medical Center, Eleanor Young Clinic, and Whitney M. Young, Jr. Health Center. Relative to other areas of the state, treatment is accessible for those who meet the qualifications of the third-party payers for these services. These treatment providers offer the critical link to attaining and maintaining sobriety that is needed as a precondition of eligibility for housing and mainstream programs. Treatment providers are well networked with Continuum of Care housing providers.

Mental Health Treatment: Capital District Psychiatric Center provides inpatient and outpatient mental health treatment for Albany and the surrounding counties. The primary provider of outpatient mental health treatment in Albany County is the Albany County Department of Mental Health. Albany County Department of Mental Health provides outpatient mental health clinic services, intensive and supportive case management (ICM and SCM) for persons with mental illness, and case management for persons who are dually diagnosed with mental illness and chemical dependency. In addition, Albany County Mental Health currently serves mentally ill homeless persons through its Mobile Crisis Unit and Priority Case Management program. Other services, such as



housing, case management, and vocational and peer support, are provided on a contractual basis. Albany County Department of Mental Health's Assertive Community Treatment Team provides intensive case management and supportive services to vulnerable persons with mental illness, including those who are chronically homeless and who likely have not been successful in traditional services. The Department's Single Point of Access system ensures that homeless persons with mental illness are linked to appropriate housing. Rehabilitation Support Services operates a Continuing Day Treatment Program, and the Clearview Center operates an Intensive Outpatient Program, for those who are homeless and seriously and persistently mentally ill. Albany Medical Center also provides inpatient and outpatient mental health treatment. Community Living Associates Program provides a drop-in center, a chat line, and other peer support services to homeless persons with a mental illness. Pinnacle Place and the Patriot provide outpatient treatment.

AIDs Related Treatment: HIV/AIDS medical care is provided by Albany Medical Center's AIDS Treatment Program, Veterans Administration Medical Center, and Whitney M. Young, Jr. Health Care Center. HIV/AIDS case management and other supportive services are provided by Albany Damien Center, Albany Medical Center, AIDS Council of Northeastern New York, Catholic Charities Diocesan AIDS Services, Palms of the Oasis, Support Ministries, and Whitney M. Young, Jr. Health Center.

Programs Provided by Not-for-Profit Agencies Specifically Targeted to Homeless Persons

There are a variety of programs in Albany County that provide employment assistance specifically targeted to homeless persons. Homeless and Travelers Aid Society (HATAS) offers three programs providing employment assistance to homeless persons. Their Continuum of Care-funded Pathways to Employment program provides vocational case management and individualized support to homeless persons seeking employment who cannot be adequately served by more traditional vocational service providers. In conjunction with Interfaith Partnership for the Homeless, HATAS offers a Permanent Housing and Supportive Services Program that links employment supports with a permanent supportive housing program. HATAS, under contract with the Albany County Department of Mental Health, also offers a MICA (Mentally Ill Chemically Addicted) Vocational Program. This program provides case management and employment placement assistance to homeless individuals with co-occurring mental illness and substance abuse disorders. Rehabilitation Support Services' Personal Achievement toward Competitive Employment (PACE) Program, funded through the Continuum of Care process, works with residents of emergency shelters in Albany County to successfully engage them in competitive employment. Those served by the program have multiple functional impairments such as mental illness, histories of substance abuse and/or literacy problems, and may have physical disabilities as well. A job developer works closely with each homeless consumer, utilizing a blended model of case management, support and advocacy, job search, resume writing and follow-up. Rehabilitation Support Services also sponsors another Continuum of Care-funded program, entitled Comprehensive Opportunities to Assist Consumers who are Homeless (COACH), which combines vocational training with permanent supportive housing for persons with mental illness, and an Intensive Psychiatric Rehabilitation and Treatment program. Each participant is provided with a job coach and other employment supports and is required to work at least ten hours per week. A renewal for COACH is included in this application.

Childcare: Eligible homeless families may receive childcare subsidies through the Child Care Block Grant. In Albany County, homeless families have been selected as an "optional" category for the Child Care Block Grant, meaning that they will be given priority after the needs of those in the first two categories (those seeking employment and those with special needs children) have been addressed, with care for this purpose limited to a maximum of sixty days. Childcare is provided on-site at the Marillac Residence, which is Albany County's family emergency shelter.

Transportation: The Capital District Transportation Authority (CDTA) provides public transportation. It also provides door-to-door transportation services through its STAR program for persons with physical disabilities. A CDTA Trip Planner is co-located at the Albany One Stop Center and the Albany County Department of Social Services to assist individuals in using the public transportation system. Most service providers can provide CDTA bus tokens for travel to essential appointments, but due to funding constraints, services are limited. Medicaid transportation services are provided to Medicaid recipients through an Albany County Department of Social Services contracted brokerage service or as a benefit under a Medicaid Managed Care Organization. Transportation services, generally in the form of bus tokens and bus passes, are provided to temporary assistance recipients who are engaged with employment programs and/or work activities. Rehabilitation Support Services can provide transportation to day treatment and other services for persons with mental illness. The KENDAL HOUSE van transports homeless and chronically homeless persons when needed. HATAS provides transportation to emergency shelter, treatment, and job interviews, when needed.

Legal Services: Legal Aid Society of Northeastern New York administers two Continuum of Care-funded projects, the Legal Aid Society Homelessness (LASH) Unit, and the Domestic Violence Legal Assistance Project (DVLAP). LASH Unit staff provide telephone and on-site access to legal services for Albany's homeless population. On-site intake is provided at local emergency shelters. LASH staff provide a broad range of legal aid from public assistance and other advocacy to accessing mainstream resources to assistance with obtaining and maintaining permanent housing. Legal Aid staff are particularly skilled at qualifying homeless clients for mainstream programs such as TANF, Medicaid, and Social Security benefits. The Legal Aid Society's



Continuum of Care funded Domestic Violence Legal Assistance Project (DVLAP) provides holistic civil legal services to victims of domestic violence. Services include advice, brief legal services, representation, and community legal education. Continuum of Care funding for the DVLAP has made it possible for Legal Aid Society staff to interview clients at Equinox's domestic violence shelter. The Capital District Women's Bar Association provides free legal services to victims of domestic violence as does Albany Law School. Despite these resources, the need for legal services for victims of domestic violence far exceeds the current capacity.

Q. List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Albany, working in conjunction with the Albany County Coalition on Homelessness (ACCH), has developed a comprehensive continuum of housing and services for all homeless individuals and families. Using Emergency solutions grant funding administered by the State of New York as well as funding from the City of Albany, a very effective homelessness prevention strategy has been developed. A variety of outreach methods targeted to specific subpopulations, including homeless veterans, runaway and homeless youth, victims of domestic violence, persons with mental illness, persons with chronic substance abuse problems, and persons living with HIV/AIDS, have been employed. A street outreach program has been created in order to engage chronically homeless adults in services and housing.

The City of Albany has worked closely with ACCH in order to create a homeless housing system that moves homeless individuals and families off the street and into permanent housing as rapidly as possible. As indicated in the Continuum of Care Housing Activity Chart, a continuum of housing programs, including emergency shelter, transitional housing, and permanent supportive housing is already in place. The emergency shelter system consists of shelters for homeless single adults, many of whom are chronically homeless, as well as a large family shelter. There is also an emergency shelter for victims of domestic violence as well as one for runaway and homeless youth.

In addition to providing a full continuum of housing services for homeless individuals and families, agencies within the City of Albany also provide essential supportive services, including, but not limited to: case management, life skills training, alcohol and substance abuse treatment, mental health treatment, HIV/AIDS related treatment and other health care, educational programming, job training and placement, childcare, transportation, legal services, emergency financial assistance, and linkage to mainstream programs such as Temporary Assistance to Needy Families (TANF), Supplemental Social Security (SSI), Medicaid, Food Stamps, Child Health Plus, Family Health Plus, the Veterans Health Care program, and programs funded under the Workforce Investment Act.



Market Analysis

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

The below table is the data compiled from the 2019 CAPER, Year 44, which demonstrates the number of client served in each allowable funded category.

HOPWA Assistance Baseline	
Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	51
PH in Facilities	29
StrMU	5
ST or TH Facilities	6
PH Placement	0
Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet	

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:

Proposals to establish community residences have drawn opposition from neighborhood residents distressed over a real or perceived concentration of such facilities in their communities. The establishment of residential treatment facilities in residential neighborhoods continues to be an issue. Site selection is regulated for certain community residences funded by the state Offices of Mental Health (OMH) and Mental Retardation/Development Disabilities (OMRDD) and is governed by New York State legislation known as the Padavan Law, passed in 1978. It defines these homes as supportive living facilities serving from four to fourteen residents and subject to licensure by OMH or OMRDD. Under the terms of the Padavan Law, the agency seeking to establish a residential treatment facility must notify a municipality of its intentions. The municipality may object to the establishment of the facility on the grounds that to do so would result in such a concentration of these facilities in the vicinity of the site that the nature and character of the area would be substantially altered. In siting these facilities, a municipality and the State must balance the legitimate concerns and interests of private citizens with the rights of dependent persons who would benefit from the advantages that these facilities provide. The City will continue to support existing facilities serving City residents with special needs. There is a need for State Agencies to adopt a regional approach to provide special needs housing and facilities throughout the Capital Region.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:

Supportive Housing

Case Management: Case management is a means of identifying, coordinating, monitoring and delivering services that are integral to the achievement of housing stability. All programs including outreach, emergency shelters, transitional housing programs, and permanent supportive housing programs provide this service. Case management is also offered by homelessness prevention programs and the other supportive service providers listed below. Case managers work with consumers to identify their needs and to develop a plan for collaboratively addressing these needs.

Services:



Within the City of Albany there are mainstream services; health and mental health services that are used to complement services targeted to homeless persons. The Capital City Rescue Mission has an active health clinic that specifically serves those utilizing emergency and transitional housing services. Interfaith Partnership for the Homeless has a volunteer nurse who focuses services to those utilizing the Drop-In Center and HATAS offers mental health case management funded through the County office of Mental Health to those who are admitted into their permanent supportive housing program

Monitoring

Support Ministries offers HOPWA and CDBG-funded case management and follow up to persons with HIV/AIDS. Albany County Department of Mental Health provides case management to five RSS-operated transitional housing beds for those with mental illness. The program is designed to prevent homelessness for individuals being released from jail.



Market Analysis

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Albany faces challenges around safe housing and neighborhood stabilization. Historically redlined neighborhoods—what we will refer to as “Opportunity Neighborhoods”—continue to experience the consequences of decades of divestment, with disproportionate concentrations of vacant buildings & lots, substandard housing conditions, low economic mobility, and exploitative rental practices.

Neighborhood Stabilization Challenges:

Residents distrust code enforcement for fear of retaliation and lack of faith in getting results. Many residents are rent-burdened, feel they aren’t getting a fair value for what they’re paying, and lack a pathway to home ownership. Renters struggle with the existing means of holding landlords accountable. Those that do own homes are financially stuck due to falling property values, low demand from prospective buyers, and little interest from potential heirs. When a resident does get ahead, they often leave for more economically advantaged neighborhoods and higher quality housing stock elsewhere in the City and region.

Safe Housing Challenges:

Code enforcement cases that go to court often result in a judgment in the City’s favor with fines that mostly go uncollected. The older, low-value housing stock is expensive to maintain, which incentivizes landlords to act more like day traders than long-term investors by renting out properties that are not up to code, delaying building maintenance, and evicting tenants who complain of code violations. The cost to rehabilitate a vacant building is often greater than the resale value of the fully rehabilitated building.

The “bad economics of repair” and the City’s struggle with imposing true costs on bad actors significantly contribute to the already extensive vacant property inventory in Albany. This results in considerable time and costs in tracking owners down and holding them accountable in court for non-compliance. Vacant and abandoned properties are linked to declining property values and increased rates of crime and fire.



Market Analysis

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	43	0	0	0	0
Arts, Entertainment, Accommodations	3,761	4,367	12	6	-6
Construction	806	2,544	3	4	1
Education and Health Care Services	10,620	27,777	35	41	6
Finance, Insurance, and Real Estate	1,923	7,081	6	10	4
Information	809	2,090	3	3	0
Manufacturing	1,249	1,889	4	3	-1
Other Services	1,544	3,617	5	5	0
Professional, Scientific, Management Services	3,262	9,732	11	14	3
Public Administration	0	0	0	0	0
Retail Trade	4,029	5,888	13	9	-4
Transportation and Warehousing	1,093	1,660	4	2	-2
Wholesale Trade	996	1,902	3	3	0
Total	30,135	68,547	--	--	--

Table 35 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	50,770
Civilian Employed Population 16 years and over	46,505
Unemployment Rate	8.39
Unemployment Rate for Ages 16-24	20.60
Unemployment Rate for Ages 25-65	5.05

Table 36 - Labor Force

Data Source: 2011-2015 ACS

Occupation

Occupations by Sector	Number of People
Management, business and financial	11,270
Farming, fisheries and forestry occupations	2,795
Service	6,290
Sales and office	12,065
Construction, extraction, maintenance and repair	1,915
Production, transportation and material moving	1,220

Table 37 – Occupations by Sector

Data Source: 2011-2015 ACS



Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,370	81%
30-59 Minutes	6,835	15%
60 or More Minutes	1,435	3%
Total	44,640	100%

Table 38 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,670	505	2,190
High school graduate (includes equivalency)	7,460	635	3,865
Some college or Associate's degree	9,730	820	2,795
Bachelor's degree or higher	15,580	445	1,960

Table 39 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	170	165	225	905	1,005
9th to 12th grade, no diploma	1,465	680	635	1,765	880
High school graduate, GED, or alternative	4,615	2,635	2,950	6,370	4,300
Some college, no degree	10,630	3,725	1,810	3,620	1,560
Associate's degree	1,295	1,165	985	2,060	665
Bachelor's degree	3,115	4,745	2,250	3,090	1,675
Graduate or professional degree	450	3,110	1,535	3,305	2,095

Table 40 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,933
High school graduate (includes equivalency)	26,242
Some college or Associate's degree	33,619
Bachelor's degree	42,248
Graduate or professional degree	54,345

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Market Analysis



MA-60 Broadband Needs for Housing Occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Albany conducted a ‘Broadband Assessment’ in 2017. The City contracted with Millennium Strategies to do extensive research, interview related government and industry experts, and survey the public. Their report indicated that there is a compelling need for a high-speed broadband network to bridge the digital divide experienced by the residents of the City of Albany.

The study estimated that as many as 35% of the City’s population did not have access to high-speed broadband (25–100 mbps) and that a higher percentage of this population belonged to low-income neighborhoods. The study cites research that shows that the lack of internet access may exacerbate the urban problems of low educational achievement, unemployment and chronic poverty.

The study found that both (1) cost and (2) affordability that impacted the availability and feasibility of using high-speed broadband by low-income groups. The report indicated that even with discounts, only 6% of eligible low-income subscribers are estimated to have accessed the discounted bandwidth programs.

The Center for Technology in Government at the University at Albany surveyed over 3,000 New York households and determined that 42.6% of households that do not subscribe to Broadband Services cite affordability of services as a major reason for abstaining from subscribing. An additional 18.6% of respondents expressed affordability as a minor reason, meaning that affordability is a factor for over 60% of New York State residents who do not subscribe to high speed internet access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The ‘Broadband Assessment’ report highlights that Verizon is the primary carrier in the City. Their decision to not offer FIOS, their high-speed broadband service, to the residents of the City, despite the Mayor’s and other elected officials’ request for Verizon’s consideration to do so, impacts broadband availability to the community.



Market Analysis

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In collaboration with dozens of partners in academia, federal, state, and local government, and the private industry, the Federal Emergency Management Agency (FEMA), created the National Risk Index (NRI) to enhance FEMA initiatives and support national stakeholders. The NRI is an online index that incorporates a variety of hazard-specific risk data sets to better understand the risk facing communities.

The NRI's nationwide risk values exist online in an interactive mapping and reporting platform designed to streamline long term risk assessment mitigation planning. The NRI combines existing data for social vulnerability, built environment, community resilience, and 18 natural hazards to calculate standardized risk values for every U.S. census tract. The data in the NRI include: the University of South Carolina's Social Vulnerability Index (SoVI) and Baseline Resilience Indicators for Communities (BRIC), FEMA's Hazus General Building Stock (GBS).

For the purposes of the NRI, the project team developed definitions of the four risk factors. Social vulnerability is the susceptibility of social groups to the impacts of hazards. Community resilience is the ability to prepare and plan for, absorb, and recover from natural hazards. The built environment is the measure of the human-made world including buildings, roads, bridges, and other infrastructure. Natural hazards are environmental phenomena that impact societies and the human environment. The origins of each hazard distinguish natural hazards from man-made hazards. For example, dam failures would constitute a man-made hazard, while riverine flooding is a natural hazard.

The NRI is available to public employees, local officials, community planners, universities and research institutions to be used in mitigation and recovery planning.

New York State uses the NRI as the foundation for natural hazard risk assessment statewide.



Strategic Plan

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area - General Allocation Priorities

Sort*	Area Name	Area Type 
1	ALBANY	Strategy area
2	Arbor Hill	Local Target area
3	Capital Hill	Local Target area
4	North Albany	Local Target area
5	SOUTH END	Local Target area
6	West Hill	Local Target area
	NORTH ALBANY PROJECT	Local Target area

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The city has identified five target areas for reinvestment for the next five-years. These target areas were identified through a community assessment process including, census and demographic data, community needs assessment, housing market analysis, and community participation. The five target areas include the South End neighborhood, North Albany, Arbor Hill, West Hill/West End and Capital Hill. The neighborhoods identified struggle with issues of education, employment, income and access to affordable housing.



Strategic Plan

SP-25 Priority Needs - 91.215(a)(2)

Table 42 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Associated Goals	Decent Housing Neighborhood Revitalization
	Description	ACDA would like to increase the amount of and access to affordable housing.
	Basis for Relative Priority	The lack of access to affordable housing was an overwhelming topic of all public meetings, surveys and input from stakeholders throughout the citizen participation planning process.
	2	Priority Need Name
Priority Level		High



<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>				
<p>Geographic Areas Affected</p>	<p>ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>				
<p>Associated Goals</p>	<p>Decent Housing</p>				
<p>Description</p>	<p>Provide funding to organizations that can offer services to individuals who are either homeless or at risk of being homeless by providing emergency shelters, homeless prevention programs and rapid rehousing services. Specific and increased attention should be paid to members of the transgendered community as there currently are not enough shelter opportunities to serve them.</p>				
<p>Basis for Relative Priority</p>	<p>Feedback given during community events, public meetings and via surveys provided to the community, service providers and stakeholders. Through consultation with the Albany County Coalition on Homelessness, the City of Albany has established the following homeless needs as its priorities: Addressing Family Homelessness, Homelessness Prevention, Homeless Veterans, and the Chronically Homeless.</p>				
<p>3</p>	<table border="1"> <tr> <td data-bbox="237 1461 483 1497"> <p>Priority Need Name</p> </td> <td data-bbox="483 1461 1427 1497"> <p>improvement of existing structures</p> </td> </tr> <tr> <td data-bbox="237 1497 483 1535"> <p>Priority Level</p> </td> <td data-bbox="483 1497 1427 1535"> <p>High</p> </td> </tr> </table>	<p>Priority Need Name</p>	<p>improvement of existing structures</p>	<p>Priority Level</p>	<p>High</p>
<p>Priority Need Name</p>	<p>improvement of existing structures</p>				
<p>Priority Level</p>	<p>High</p>				



<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>				
<p>Geographic Areas Affected</p>	<p>ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>				
<p>Associated Goals</p>	<p>Decent Housing Public Facilities Neighborhood Revitalization</p>				
<p>Description</p>	<p>An emphasis will be placed on assisting low to moderate income homeowners to be able to stay in their homes by providing funds to address code related and emergency repairs to their homes. A particular emphasis will be placed on identifying and developing programs that will address the needs of the community living with disabilities and also addressing the number of vacant buildings throughout the City.</p>				
<p>Basis for Relative Priority</p>	<p>Based on input from the community, service providers, and stakeholders during the citizen participation process.</p>				
<p>4</p>	<table border="1"> <tr> <td data-bbox="235 1438 483 1472"> <p>Priority Need Name</p> </td> <td data-bbox="483 1438 1427 1472"> <p>Public Facilities</p> </td> </tr> <tr> <td data-bbox="235 1472 483 1507"> <p>Priority Level</p> </td> <td data-bbox="483 1472 1427 1507"> <p>High</p> </td> </tr> </table>	<p>Priority Need Name</p>	<p>Public Facilities</p>	<p>Priority Level</p>	<p>High</p>
<p>Priority Need Name</p>	<p>Public Facilities</p>				
<p>Priority Level</p>	<p>High</p>				



<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>				
<p>Geographic Areas Affected</p>	<p>North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>				
<p>Associated Goals</p>	<p>Public Facilities</p>				
<p>Description</p>	<p>provide organizations with an opportunity to access funds to make improvement to their facilities so that programming can continue to be available in target communities</p>				
<p>Basis for Relative Priority</p>	<p>This need was identified during community input during the citizen participation process</p>				
<p>5</p>	<table border="1"> <tr> <td data-bbox="228 1262 483 1310"> <p>Priority Need Name</p> </td> <td data-bbox="483 1262 1427 1310"> <p>improve infrastructure</p> </td> </tr> <tr> <td data-bbox="228 1310 483 1344"> <p>Priority Level</p> </td> <td data-bbox="483 1310 1427 1344"> <p>High</p> </td> </tr> </table>	<p>Priority Need Name</p>	<p>improve infrastructure</p>	<p>Priority Level</p>	<p>High</p>
<p>Priority Need Name</p>	<p>improve infrastructure</p>				
<p>Priority Level</p>	<p>High</p>				



<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>				
<p>Geographic Areas Affected</p>	<p>North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>				
<p>Associated Goals</p>	<p>Neighborhood Revitalization</p>				
<p>Description</p>	<p>create or improve infrastructure in the target neighborhoods through revitalization activities such as street improvements, curbs, sidewalks, ramps, lighting, sewer/water repair, tree planting</p>				
<p>Basis for Relative Priority</p>	<p>This need was identified during public meetings, neighborhood association meetings, and via meetings with stakeholders</p>				
<p>6</p>	<table border="1"> <tr> <td data-bbox="237 1354 483 1386"> <p>Priority Need Name</p> </td> <td data-bbox="483 1354 1422 1386"> <p>Public Services</p> </td> </tr> <tr> <td data-bbox="237 1386 483 1417"> <p>Priority Level</p> </td> <td data-bbox="483 1386 1422 1417"> <p>High</p> </td> </tr> </table>	<p>Priority Need Name</p>	<p>Public Services</p>	<p>Priority Level</p>	<p>High</p>
<p>Priority Need Name</p>	<p>Public Services</p>				
<p>Priority Level</p>	<p>High</p>				



<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>
<p>Associated Goals</p>	<p>Public Services Assistance</p>
<p>Description</p>	<p>provide funding to not for profit organizations that offer various and much needed programming in the target neighborhoods. Activities that revolve around job training (specifically in the trades), after school programming, programs for the elderly, summer camp opportunities, education, violence prevention, and recreational opportunities.</p>
<p>Basis for Relative Priority</p>	<p>Needs are identified through community, stakeholder and partner feedback</p>
<p>7</p>	<p>Priority Need Name</p> <p>Economic development</p>
	<p>Priority Level</p> <p>High</p>



<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>				
<p>Geographic Areas Affected</p>	<p>ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill</p>				
<p>Associated Goals</p>	<p>Economic Development</p>				
<p>Description</p>	<p>Opportunities for economic development through small business assistance and job training/development</p>				
<p>Basis for Relative Priority</p>	<p>Input provided during neighborhood association meetings, community events, and public meetings</p>				
<p>8</p>	<table border="1"> <tr> <td data-bbox="235 1348 483 1390"> <p>Priority Need Name</p> </td> <td data-bbox="483 1348 1427 1390"> <p>Code Enforcement</p> </td> </tr> <tr> <td data-bbox="235 1390 483 1425"> <p>Priority Level</p> </td> <td data-bbox="483 1390 1427 1425"> <p>High</p> </td> </tr> </table>	<p>Priority Need Name</p>	<p>Code Enforcement</p>	<p>Priority Level</p>	<p>High</p>
<p>Priority Need Name</p>	<p>Code Enforcement</p>				
<p>Priority Level</p>	<p>High</p>				



Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	North Albany West Hill SOUTH END Arbor Hill Capital Hill
Associated Goals	Decent Housing Neighborhood Revitalization
Description	provide suitable living environment and maintain existing affordable housing stock through code enforcement
Basis for Relative Priority	Through input gathered at community events, neighborhood association meetings, public meetings and from stakeholders



Strategic Plan

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,421,173	90,000	0	3,511,173	0	expected amount available is averaged with anticipated funding remaining level
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	961,158	1,000	0	962,158	0	expected amount available is averaged with anticipated funding remaining level
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	693,147	0	0	693,147	0	expected amount available is averaged with anticipated funding remaining level



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	293,359	0	0	293,359	0	expected amount available is averaged with anticipated funding remaining level

Table 43 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

1. Created in year 39, the City of Albany HOME Investment Partnership Program to support LIHTC programs in order to assist low income housing for individuals and families in Albany. ACDA will continue to program additional funds through and RFP process in order to award funds to housing development organizations to fund projects that will leverage significant state, local, and federal resources
2. The creation of the Albany County Landbank will create additional opportunities to leverage state funds to assist with the rehabilitation of vacant buildings throughout the city of Albany. ACDA and the Land Bank have entered into an agreement to release a co RFQ for properties owned by each entity and located in a cluster area within the City.
3. In February of 2016, ACDA created a new program to address vacant buildings in the City. Using nonfederal funds as gap funding, ACDA will be able to leverage HOME/CDBG funds to assist with the gut rehab of several vacant and abandoned buildings in Albany's distressed neighborhoods. To date, 18 vacant buildings have been approved by ACDA and will create a number of homeowners occupied and rental units in blighted neighborhoods.
4. Matching requirements for ESG funds will be provided by each of the sub recipients. all ESG subs are required to submit match documentation during the application process and with their final voucher.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

ACDA owns a number of properties in its NSAs that will be used for neighborhood revitalization throughout the course of the 5-year plan. Plans are in process to transfer buildings owned by ACDA to Habitat for Humanity. In addition, ACDA is in the negotiation stage of a purchase and sale contract for 25 Delaware Ave. If approved, the buyer will provide 52 units of affordable housing on this property and three adjacent properties located at 16, 18 and 20 Morris Street. ACDA has transferred several properties over the course of the past few years that will be rehabilitated and will provide housing for homeless veterans, families and low to mod income individuals in the City.



Strategic Plan

SP-40 Institutional Delivery Structure - 91.215(k)

Assess strengths and gaps in the institutional delivery system

The City of Albany has worked closely with the Albany County Coalition on Homelessness (ACCH) to create a strong infrastructure for implementing its homelessness strategy. ACCH is comprised of homeless service providers; veterans' organizations; providers representing persons living with disabilities such as mental illness, chronic substance abuse and/or HIV/AIDS; agencies serving victims of domestic violence; providers of services to homeless and runaway youth; emergency shelters; support service providers; faith-based organizations; City, county, and state governmental agencies; the Albany Housing Authority; housing developers; foundations; local businesses; law enforcement; and formerly homeless persons. The convener of the Albany County Coalition on Homelessness is CARES, Inc., an agency whose mission is fostering collaboration and coordination among not-for-profit organizations, local communities, state and local government, and the private sector. The Coalition is Co-Chaired agency Directors whose agencies play an integral role in the delivery and coordination of services to homeless individuals and families in Albany County. The City of Albany is engaged with ACCH in the implementation of the Albany County Strategic Plan to Prevent, Reduce and Combat Homelessness, which was released in January 2017 for implementation 2018-2022. The Strategic Plan is implemented through ACCH Committees, including Governance, Operations, Systems Collaboration, NOFA, Coordinated Entry, Consumer Advisory, and Shelter Providers Best Practices Committees. Quarterly, the chairs of these committees and CARES meet to review progress against the plan. Annually, committee chairs compile updates into a report on progress to the ACCH Board, which is charged with analysis of plan progress.

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

Street/Chronically Homeless

Joseph's House & Shelter provides street outreach in areas where chronically homeless persons, including veterans, persons with serious mental illness, persons with histories of chronic substance abuse, persons living with HIV/AIDS, victims of domestic violence, and youth congregate. These areas include parks, downtown streets, hallways of office and apartment buildings, bus stations, railroad tracks, abandoned buildings, and other places where homeless people seek refuge. With funding obtained through HUD's Continuum of Care process, Joseph's House & Shelter provides van-based outreach, information and referral services, transportation, food, blankets and clothing to people hardest to reach. The outreach van operates seven days a week and can offer ongoing case management services for chronically homeless persons. The program's outreach staff work directly with persons living on the streets to assist them in obtaining housing, supportive services, and medical care. Additional outreach is conducted through Interfaith Partnership for the Homeless' Sheridan Hollow Drop-In Center.

In addition, the Drop-In Center works with several local providers to offer on-site services and linkages to mental health and substance abuse treatment, health care, education and vocational training, HIV-testing and food stamp enrollment.

Veterans

Outreach to veterans and agencies that serve veterans are provided by the VA Homeless Outreach Program sponsored by the Veterans Administration and by Albany Housing Coalition's Case Management and Assessment Program. Specialized outreach services are provided to veterans re-entering the community from correctional facilities or who have current involvement with the criminal justice system. Veterans are also linked to housing through referrals from the Veterans Administration. All housing referrals are made through the ACCH Coordinated Entry Program.

Seriously Mentally Ill

Albany County's Department of Mental Health operates the Community Assessment, Referral and Treatment (CART) Team, a multidisciplinary team with the goal of providing outreach and treatment to high need populations within Albany County. CART provides clinical case management, outpatient mental health services, and crisis response to individuals suffering from serious mental illness. The CART Team works closely with the Albany County Single Point of Access for Housing, Treatment and Case



Management services to ensure individuals have access to the full range of services in Albany County. Many of those served by the CART Team are either homeless or chronically homeless. In addition to referrals from the CART Team, homeless persons with mental illness are linked to the Single Point of Access system through referrals from HATAS' centralized emergency shelter intake system, service and housing providers, the Capital District Psychiatric Center, Albany Medical Center, and the Albany County Department of Social Services. All housing referrals are made through the ACCH Coordinated Entry Program.

Chemical Dependency

Outreach to substance abusers is provided by Addictions Care Center of Albany's Crisis Unit, which has 28 beds for homeless persons needing detoxification and for those who have completed detoxification but are awaiting placement in a more sustained substance abuse treatment program. In addition, Hospital Emergency Departments within the City of Albany routinely provide referrals to housing and emergency shelter to individuals with substance use disorders. The Needle Exchange Program operated by Catholic Charities also provides outreach services to individuals who may be homeless, and nearly all of those served by JOSEPH'S HOUSE & SHELTER's van-based outreach program are chronic substance abusers. All housing referrals are made through the ACCH Coordinated Entry Program.

HIV/AIDS

AIDS service providers such as Albany Medical Center, Whitney M. Young Jr. Medical Center, the AIDS Council of Northeastern New York, Catholic Charities Diocesan AIDS Services, and Emergency Shelters identify homeless persons with HIV/AIDS and refer them to housing programs. Whitney M. Young Jr. Medical Center operates a homelessness outreach program specifically targeted to persons living with HIV/AIDS. All housing referrals are made through the ACCH Coordinated Entry Program.

Domestic Violence

Homeless victims of domestic violence are identified and linked to housing through calls to local and state domestic violence hotlines as well as referrals from courts, police, hospital emergency rooms, clergy, private therapists, and the Legal Aid Society of Northeastern New York. Equinox, Inc.'s domestic violence shelter provides outreach services, including those to Spanish-speaking residents, and conducts domestic violence outreach. Through a voluntary screening process conducted with all applicants/recipients of temporary assistance, the Albany County Department of Social Services provides for domestic violence assessments, development of safety and service plans, and determination of need for temporary waivers of eligibility criteria, based on victims' safety considerations. Youth Equinox, Inc. provides outreach to homeless youth. Youth are also linked to housing and services through referrals from schools, courts, police, service providers, HATAS' centralized emergency shelter intake system, and Albany County Department of Social Services. Some youth access services through calls to runaway hotlines. Housing referrals are also made through the ACCH Coordinated Entry Program customized for this population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The lack of an adequate amount of quality affordable housing is available in Albany County is a key piece to preventing homelessness and the largest program gap leading to increases in the number of persons homelessness and length of time homelessness. In Albany County, 48% of renter-occupied housing units with households earning less than \$35,000 are severely cost burdened¹⁶, and thus pay greater than 50% of their income on rent. 84% of renter-occupied housing units with households earning less than \$10,000 a year are spending 50% or more of their income on rent. Given the significant portion of low-income households spending greater than 50% of their income for rent, there is an increased risk for homelessness, if there is any change to their income or other household expenses.

According to Albany Housing Authority Executive Director Steve Longo, the Albany Housing Authority's waitlist for Section 8 vouchers is 5,000 households long and the waitlist for public housing is 9,000 households long. Comparing household income in Albany County to rent affordability shows that there is an over 8,000 unit deficit in rental units in Albany County for those earning \$20,000 or less. While this calculation does not incorporate household size, it provides strong indication that there is a significant need for additional affordable housing units in Albany County.

Moreover, according to a housing study of the City of Albany by BBC Research and Consulting in the summer of 2016, the median rent in the City has increased 60% since 2000.



ACCH therefore works to develop relationships with affordable housing developers, property managers/providers, and advocates, and local government to further identify the need for additional affordable housing and steps ACCH can take to support meeting that need. ACCH has already brainstormed a number of ways that the Coalition can help support the development of affordable housing including supporting identification of blighted buildings, supporting applications for affordable housing development funding, advocating for incorporation of mandatory inclusionary zoning, and evaluating and supporting elements of the Housing Market Review for the City of Albany. ACCH looks forward to working with affordable housing stakeholders to further develop how the Coalition can support their work to ensure the most vulnerable low-income and at-risk households have access to quality affordable housing

For persons experiencing homelessness, The Albany County Coalition on Homelessness Coordinated entry program is designed to prioritize applicants for homeless services based on the person's vulnerability and reduce the length of time persons are in shelter. The process is not intended to determine acceptance into a program; it is meant to prioritize community services based on need. This process is intended to assure household eligibility for waiting list acceptance with programs having the ability and responsibility to ensure that household needs are best served by their program. The Albany CE keeps a waiting list for housing because the demand, the number of persons waiting in emergency shelter, far exceeds the supply of supportive housing units.

As of March 2020, 90 singles were on the CE waiting list for supportive housing units and 29 families were on the list for supportive housing. The longest wait on the list is dated with a begin date of February 2019 and June 2019 respectively.

For persons not placed from shelter into permanent supportive housing, the CoC's PHA partner, the Albany Housing Authority (AHA), has a homeless admission preference in their written policies to reduce length of stay for persons in shelter. AHA is an active partner in the ACCH.

The CoC also has a Move on Strategy with Albany Housing Authority (AHA) to transition households in permanent housing (PH) who no longer require and/or request intensive services to a unit subsidized by AHA. The Move on Strategy ensures persons moving on 1) have demonstrated the ability to stably maintain housing, 2) will meet screening criteria, and 3) understand the decision to move on is voluntary. AHA, in kind, has a preference in place for households moving on from PH. The CoC's Move on Strategy recommends PH providers provide pretransition and aftercare services. The Systems Committee will continue to use the success of the current Move On model with AHA to encourage other low-income housing programs to participate (DePaul Services, Housing Visions, Beacon Communities, Winn Companies). The CoC will also be creating a standardized assessment for moving on, prioritizing those most likely to succeed.

Members of the ACCH regularly host and attend workshops and trainings on new support service available to targeted population as well as best practices to improve upon services for this population to prevent repeat episodes of homelessness and to shorten the length of stay for. Workshop topics have included:

- Addressing Youth Homelessness
- Workforce and Homeless Service Systems Collaboration
- The Rising Crisis of Aged Homelessness
- Changes to Landlord/Tenant Rights
- Domestic Violence & Safety Planning
- Elevate Your Financial Literacy Workshop
- A National Housing Crisis: how sex offender status impacts provision of services
- The State of Youth Homelessness in the Capital Region
- Challenging ourselves to confront discrimination: a review of policies & best practices for homeless services providers

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Coordinated Entry System (CE) is a No Wrong Door system reaching homeless households within the entire CoC geographic area of Albany County. The breadth of the system is captured by the CE waitlist, which documents client location at intake. The CoC targets outreach for populations least likely to seek assistance as outlined in the CE Policies & Procedures Manual, including a policy addressing the needs of individuals/families who are fleeing domestic violence, dating violence, sexual assault, or stalking, but are seeking shelter/services from non-victim specific providers. The CE Marketing Plan also documents how the CE system reaches homeless individuals and families least likely to access homelessness assistance in the absence of special outreach. This is demonstrated by the outreach practices conducted by street outreach teams from the Homeless Action Committee, St. Catherine's Center and the IPH Drop-In Center. These practices include regular street canvassing, developing one-on-one relationships to build trust, and utilizing peer referrals. Through technical assistance with



ABT/Cloudburst, the CoC updated their CE process to ensure consistency with the requirements of 24 CFR and CPD-17- 01, ensuring prioritization of people most in need of assistance and that assistance is received in a timely manner. The attached Standard Assessment tool demonstrates the CoC's compliance with these HUD requirements. The assessment process prioritizes people most in need of assistance by using a vulnerability score (which includes chronicity of homelessness, disability and previous involvement with the law). Participant prioritization is demonstrated by reviewing the master community list. Case management discussion occurs biweekly at CE meetings, ensuring appropriate and timely placement. Agency representatives discuss clients' special circumstances, history of homelessness, vulnerability score and the most appropriate housing options

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Strategic Plan

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill	Affordable Housing Homeless Services improvement of existing structures Code Enforcement	CDBG: \$3,000,000 HOPWA: \$3,000,000 HOME: \$1,500,000 ESG: \$1,000,000	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 150 Household Housing Unit Direct Financial Assistance to Homebuyers: 75 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 750 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Public Facilities	2020	2024	Non-Housing Community Development	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill	improvement of existing structures Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Assistance	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill	Public Services	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
4	Neighborhood Revitalization	2020	2024	Non-Housing Community Development	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill	Affordable Housing improvement of existing structures improve infrastructure Code Enforcement	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
5	Economic Development	2020	2024	Non-Housing Community Development	North Albany West Hill SOUTH END Arbor Hill Capital Hill	Economic development	CDBG: \$750,000	Businesses assisted: 25 Businesses Assisted

Table 44 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing
	Goal Description	To support the HUD goal of providing decent affordable housing through homeowner and developer rehabilitation, down payment assistance, new construction, and activities that support homeless prevention, rapid rehousing, emergency shelter and housing opportunities for persons with HIV/AIDS
2	Goal Name	Public Facilities
	Goal Description	Provide funding to not for profit organizations for the improvement of their buildings
3	Goal Name	Public Services Assistance
	Goal Description	Provide operating assistance to not for profit organizations that serve low/mod income families and individuals by providing educational, recreational, case management, senior services, after school programming, job training programs throughout the City
4	Goal Name	Neighborhood Revitalization
	Goal Description	to support the HUD goal of providing a suitable living environment through code enforcement, neighborhood revitalization and public improvements



5	Goal Name	Economic Development
	Goal Description	to assist not for profit organizations and small businesses located in target areas to create economic development opportunities for NSAs through job development, technical assistance and/or financial assistance

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Strategic Plan

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

The AHA currently has 1,793 Public Housing (PH) Units, 2,954 Housing Choice Vouchers (HCVs) and a total combined inventory of 4,747 public houses. However, the five-year long waitlist indicates the shortage of affordable housing for all eligible populations. AHA plans to maximize the number of affordable units available by taking the following measures:

1. Minimizing the number of public housing units off-line through effective maintenance and management policies
2. Reducing turnover time for vacated public housing units
3. Reducing time to renovate public housing units
4. Seeking replacement of public housing units lost to the inventory through mixed-finance development
5. Seeking replacement of public housing units lost to the inventory through Section 8 replacement housing resources
6. Applying for additional Section 8 units, should they become available
7. Leveraging affordable housing resources in the community through the creation of mixed-finance housing
8. Pursuing housing resources other than public housing or Section 8 tenant-based assistance
9. AHA plans to target available assistance to families at or below 50% of AMI by utilizing admissions preferences aimed at families who are working
10. AHA plans to target available assistance to Families with Disabilities by carrying out the modification needed in public housing based on the Section 504 Needs Assessment for Public Housing and affirmatively market to local non-profit agencies that assist families with disabilities
11. AHA plans to conduct activities to affirmatively further fair housing by counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration; AHA has implemented higher VPS in areas with low poverty rates to encourage this. Marketing the Section 8 program to owners with property outside of areas of poverty/minority concentration will help further these goals

Persevering with existing programs:

1. **Section 8 Housing Choice Voucher Program** – In an effort to encourage home ownership, Section 8 participants may use their voucher to assist with the purchase of a home in the City of Albany. Monthly Section 8 payments are made to participant's bank as mortgage loan payments, instead of rent that is usually paid to the participant's landlord.
2. **Section 8 Landlord Access:** Landlord access is a new system to allow payments to be viewed online. Using this new system, Landlords will be able to view all previous payments. Landlord Access is a centralized, secure, web-based system for producing on-line statements for all owners. This eliminates the need for creating paper payment statements, saving time, eliminating excess paper usage and improving owner access to data. The Albany Housing Authority will charge a \$75 fee for any re-inspection where the owner notifies us that the repair has been made but the deficiency has not been corrected, and when the time for repairs has elapsed and the deficiency has not been corrected. AHA does not impose the fee for any tenant-caused damages, for cases in which the inspector could not gain access to the unit, or for new deficiencies discovered during a re-inspection.
3. **The Rental Assistance Demonstration (RAD)** is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties. Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as capital needs. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between issues like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to rehabilitate or repair units without depending on additional money from Congress.
4. **Section 3: A business:** That is at least 51 percent or more owned by Section 3 residents, whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents, or that provide evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to a Section 3 business concern. Types of Opportunities include:
 - a. Job training
 - b. Employment
 - c. Contracts



New initiatives and improvements goals planned for the upcoming five years is as follows:

1. Capital South Plan:
 - a. Continue to support initiatives that lead to attainment of the goals of the Plan
 - b. Continue to participate in and encourage AHA residents to participate in the South End Neighborhood Association
 - c. Seek partnerships with other stakeholders and provide leadership and assistance where possible
 - d. Support residents and reinforce previous housing investments
2. Lincoln Square Homes:
 - a. Dispose and demolish 192 units, Head Start Center and management office at 1, 2, and 3 Lincoln; explore adaptive reuse of 2 Lincoln Square
 - b. Continue to apply for state and federal funding, including Choice Neighborhoods, to develop off-site replacement housing and a Head Start Center
 - c. Support the Capital South Campus Center and continue to redevelop the Lincoln site and surrounding area into a campus for workforce development and higher education
3. Steamboat Square Homes
 - a. Explore converting hi-rise towers into mixed-income, mixed-use housing as part of a vibrant market-rate redevelopment plan for the South Waterfront District
4. Steamboat Square Historic Rehab
 - a. Explore and possibly dispose 2-and 3-unit buildings to owner occupants
 - b. Dispose of multi-unit buildings to non-profits or private landlords
 - c. Use profit and ACC operating subsidy to develop new units
5. Nutgrove Garden Apartments
 - a. Refinance and modernize
6. Under-used Building and vacant land
 - a. Envisioning a mixed-use wellness campus serving the housing and healthcare needs of South Enders
7. Arbor Hill Neighborhood Plan
 - a. Seek partnerships with other stakeholders and provide leadership and assistance where possible
 - b. Continue to lead and support planning and development of North Swan Street
 - c. Support residents and reinforce prior housing investments
8. Ida Yarbrough Low-Rise Homes
 - a. Dispose of and demolish 53 units of residential housing
 - b. Apply for funding and develop fewer units on-site
 - c. Include owner-occupied units in the onsite redevelopment plan
 - d. Apply for funding and develop off-site replacement units
 - e. Relocate residents to replacement units to the extent feasible and with Section 8 vouchers; existing residents shall receive preference for replacement housing
 - f. Continue to support the goals of the Arbor Hill Neighborhood Plan
9. NY9-5 Ida Yarbrough Hi-Rise Homes
 - a. Explore disposition and substantial rehabilitation with possibility of renting to mixed income clientele
 - b. Apply for any grants that become available to rehabilitate and perform deep energy retrofit of the buildings
10. NY9-1 Whalen
 - a. Dispose or redevelop Whalen homes
11. West Hill Neighborhood Plan
 - a. Work with the City of Albany and stakeholder groups to create a neighborhood revitalization plan; explore partnerships that lead to the development of housing and other initiatives that support the neighborhood plan
12. NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)



- a. Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants
13. North Albany Homes
- a. Refinance and modernize North Albany Homes
 - b. Close out HOPE VI Grant
 - c. Exploring option to carve out units after the compliance period for homeownership
14. Westview Homes
- a. Explore and possibly consolidate additional units into one-bedroom units
 - b. Explore disposition and possibly partner with other organizations to develop a continuum of care campus on and around the Westview property
 - c. Apply for any grants that become available to rehabilitate the building
15. General Planning and Development Initiatives
- a. Explore development opportunities and partnerships for market rate rental and homeownership, workforce housing, and supportive housing in the City of Albany and elsewhere
 - b. Participate in the City of Albany’s rezoning effort
 - c. Study AHA’s energy needs and create a comprehensive sustainability plan including renewable energy

Activities to Increase Resident Involvement:

- 1. AHA will continue to encourage resident’s involvement on the Resident Advisory Board.
- 2. AHA will continue to encourage resident’s participation in neighborhood association.

Smoke Free: To ensure the quality of air and the safety of residents in its housing programs, Albany Housing Authority ensures that properties remain smoke free [as of January 1, 2016]. Smoking is permitted outside in designated areas, or more than twenty-five (25) feet away from buildings if there are no designated areas. A smoke FREE policy in all Albany Housing Authority buildings means that everyone who visits, lives or works in Albany Housing Authority buildings is FREE to breath cleaner, safer, healthier air.

Is the public housing agency designated as troubled under 24 CFR part 902?

Yes No N/A

Plan to remove the ‘troubled’ designation:

N/A



Strategic Plan

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

Albany faces challenges around safe housing and neighborhood stabilization. Historically redlined neighborhoods—what we will refer to as “Opportunity Neighborhoods”—continue to experience the consequences of decades of divestment, with disproportionate concentrations of vacant buildings & lots, substandard housing conditions, low economic mobility, and exploitative rental practices.

Neighborhood Stabilization Challenges:

Residents distrust code enforcement for fear of retaliation and lack of faith in getting results. Many residents are rent-burdened, feel they aren’t getting a fair value for what they’re paying, and lack a pathway to home ownership. Renters struggle with the existing means of holding landlords accountable. Those that do own homes are financially stuck due to falling property values, low demand from prospective buyers, and little interest from potential heirs. When a resident does get ahead, they often leave for more economically advantaged neighborhoods and higher quality housing stock elsewhere in the City and region.

Safe Housing Challenges:

Code enforcement cases that go to court often result in a judgment in the City’s favor with fines that mostly go uncollected. The older, low-value housing stock is expensive to maintain, which incentivizes landlords to act more like day traders than long-term investors by renting out properties that are not up to code, delaying building maintenance, and evicting tenants who complain of code violations. The cost to rehabilitate a vacant building is often greater than the resale value of the fully rehabilitated building.

The “bad economics of repair” and the City’s struggle with imposing true costs on bad actors significantly contribute to the already extensive vacant property inventory in Albany. This results in considerable time and costs in tracking owners down and holding them accountable in court for non-compliance. Vacant and abandoned properties are linked to declining property values and increased rates of crime and fire.



Strategic Plan

SP-60 Homelessness Strategy - 91.215(d)

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

There is a two-way referral mechanism between supportive services and housing providers in Albany County. Agencies that provide supportive services to specific populations refer their clients to emergency shelters, transitional housing, and permanent supportive housing programs. Conversely, housing providers refer residents to local agencies that provide the type of supportive services needed by each population. Linkage to supportive services is the primary task of case managers employed by both supportive housing providers and housing agencies. There are both informal and formal linkages among these organizations that are facilitated by the Albany County Coalition on Homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Individuals and families. Emergency housing options include contracted shelters, private shelters, and hotels/motels. Based on availability, eligibility, and need, persons who present at the Albany County DSS in need of emergency housing are connected to a contracted shelter. The county has contracts with multiple local shelter agencies, including Interfaith Partnership for the Homeless, Schuyler Inn, Mercy House, Lwanga Center, St. Peter's Morton Ave. Shelter, and Council of Churches Overflow Shelter, totaling 298 shelter beds. Most of these shelter contracts have unique provisions for NPA (Non-Public Assistance) persons and obtain reimbursement for case management services provided to the Albany County DSS homeless population. The County also contracts with St. Catherine's to operate the Marillac Shelter, as well as Equinox, Inc. to operate a 30 bed Domestic Violence Shelter. If all contracted shelters are full, DSS refers persons who present in need of emergency housing to a private shelter, Capital City Rescue Mission, for a thirty-day stay. Partnerships (but not contracts) also exist with Safe Haven (Code Blue only). If necessary and no other option is available, the district secures and funds housing in a hotel/motel.

After hours (between the hours of 4:00pm and 8:30am), Albany County DSS contracts with the Homeless and Travelers Aid Society (HATAS) to take calls/referrals for emergency housing. HATAS conducts an intake and assists clients in placement into a contracted shelter or, if a bed is unavailable at a contracted shelter, a hotel/motel for the night. The following day, HATAS transfers the intake form to DSS, who follows up with the household to solidify the shelter placement.

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 City of Albany already has several services in place that are targeted to the chronically homeless population. The Kendal House provides nightly street outreach to chronically homeless persons through its outreach van. It also sponsors a 30-bed Single Room Occupancy low-demand permanent housing program for chronically homeless persons with histories of substance abuse. These services play an integral role in the Continuum of Care. In addition, many other agencies provide transitional and permanent supportive housing services to chronically homeless persons. There is agreement about the need to maintain and expand these resources, adding programs such as a Safe Haven and a day shelter that are specifically targeted to chronically homeless persons.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs



New State regulations have been proposed that, if implemented, will provide for enhanced service provision to aging-out youth. Under the proposed regulations, youth would be discharged on a trial basis. In the event a youth were to become homeless during the period of trial discharge, the youth could be placed in a suitable foster boarding home, agency boarding home, group home or institution, until safe and stable housing could be obtained. For youth no longer on trial discharge, preventive housing services could be used to prevent a youth from becoming homeless, including providing a youth up to \$300 per month to assist with housing costs.

a) **Emergency Shelter Referral Protocols:** The above-described practices are effective, for most individuals, in facilitating discharge to permanent housing and residential settings. However, lack of affordable and available housing and residential capacities and/or noncompliance with discharge planning are amongst the factors that may result in an individual experiencing discharge to homelessness. In such instances, well-established protocols for referral to Homeless and Travelers Aid Society (HATAS) allow for placement in an appropriate emergency shelter or motel, for the briefest period possible. Information is provided by the referral source, with the consent of the individual, related to physical limitations, medical, mental health and drug/alcohol treatment needs. Follow-up services to assist in accessing permanent housing and needed services are provided by both the emergency shelter facility and HATAS.



Strategic Plan

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As of March 12, 2020, the City of Albany completed Lead hazard control in 1975 units. With over 25,000 houses in the NSAs built before 1978, there is still an unmet need for ACDA to continue its Lead control services to the Albany community. Housing condition surveys in these neighborhoods report 25% of the housing units need "paint treatment". The ACDA Environmental Services will focus efforts toward the targeted neighborhoods identified by the Albany County Health Department. These neighborhoods are identified as the areas with the highest level of EBLs reported to the Health Department. These areas include neighborhoods within the following zip codes: 12202, 12206, 12208, 12209 and 12210. The neighborhood, West Albany, (zip code 12206), is the 5th highest area in New York State with new EBL cases.

ACDA is currently completing its third year of its Lead Hazard Reduction Program - Funding from U.S. Dept of Housing and Urban Development allowed ACDA to provide an addition 165 units of lead safe housing in the city of Albany. Because the need is so high, ACDA will reapply for funding when it becomes available in 2020.

How are the actions listed above related to the extent of lead poisoning and hazards?

There are almost 37,000 homes in the City of Albany that were built before 1978. To date, the City of Albany completed Lead hazard control in 1975 units. While a significant impact has been made, there is an unmet need for ACDA to continue its Lead control services to the Albany community. Housing condition surveys in these neighborhoods report 25% of the housing units need "paint treatment. The strategy above, which is followed by the City of Albany in the implementation of its programs, helps to reduce lead hazards in the City's affordable housing stock

How are the actions listed above integrated into housing policies and procedures?

All housing assisted by ACDA is tested for lead hazards during the initial walk through of the building. All lead hazards are treated either using CDBG, HOME, or the lead hazard reduction program funding. Contractors are required to be certified lead contractors and all residents are relocated during the lead treatment phase of the home rehabilitation.



Strategic Plan

SP-80 Monitoring – 91.230

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

The City conducts all monitoring in accordance with HUD regulations for the CDBG, HOME, and ESG programs. The City monitors a minimum of one-third of the projects funded each year. Guidelines have been developed for evaluating which projects will be monitored using criteria such as whether it is a newly funded project, projects that have continuously received funding but have not been monitored in the past three years, projects that have undergone restructuring or administratively there have been personnel changes, projects that have previously garnered significant findings, and projects receiving a large amount of funding.

The City conducts desk monitoring when reviewing documentation submitted from any sub-recipient such as applications for funding and quarterly reports. On-site monitoring is also conducted. In preparation for the on-site visit the City reviews file documentation kept by the Department of Housing and Community Development for each project. This includes an overview of the statement of work, budget, recent vendor claims, quarterly reports, and previous CAPERs. The City will coordinate with appropriate staff within the department that oversees the administration of the project to gather all relevant data. The on-site monitoring is a comprehensive review of the project and the City will observe the project in action if possible, results of the completed project, and all required documentation that should be kept by the sub-recipient in accordance with HUD regulations. The City is sure to ask all relevant questions regarding the project and the sub-recipients performance to ensure compliance with the Consolidated Plan and federal requirements. The City will provide a monitoring letter to the sub-recipient stating any findings, concerns, or recommendations that need to be resolved.

ACDA works closely with the City's EEO/Fair housing officer to ensure that each project complies with the City's EEO, MWBE and fair housing policies.



Annual Plan

AP-35 Projects

Project Summary Table below:

1	Project Name	DGS Public Improvements
	Target Area	West Hill Arbor Hill
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve infrastructure
	Funding	CDBG: \$160,117
	Description	Milling and resurfacing of public streets and reconstruction of public sidewalks. sidewalk work will include ADA ramps, granite curbs and tree planting.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Ledale St, Third St, Thornton St, Sherman St
	Planned Activities	Milling and resurfacing of public streets and reconstruction of public sidewalks. sidewalk work will include ADA ramps, granite curbs and tree planting.
2	Project Name	Small Business Technical Assistance
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Economic Development
	Needs Addressed	Economic development
	Funding	CDBG: \$165,843
	Description	The Capitalize Albany Corporation will provide technical assistance to small businesses located in the identified target areas of the City of Albany
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Capitalize Albany will provide Technical Assistance to at least 6 small businesses located within the City's target neighborhoods
	Location Description	Activities take place throughout ACDA's targeted neighborhoods
	Planned Activities	The Capitalize Albany Corporation will provide technical assistance to small businesses located in the identified target areas of the City of Albany
3	Project Name	Junior Staff Job Training



	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,800
	Description	In an effort to ensure that members reach their full potential and achieve great futures, the Boys & Girls Clubs of Albany has chosen to continue implementing Junior Staff, a National Boys & Girls Club program which is designed to provide youth with the skills and knowledge needed to enter the workforce confident and prepared. Youth will participate in a hands-on internship at the Club over the course of three months with a focus on job training, customer service and job etiquette. Members will attend weekly trainings, guest speaker events, mock interviews and at the end of the program, attend 2 college trips. The Junior Staff Program will serve 40 teens between the period of July to May. Funds will be used to support the Coordinator of Teen Programs & Services Position, Teen Site Administrator position (in charge of monitoring the program), program supplies, Junior Staff stipends and 2 college field trips at the very end of the program.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve 40 low mod income teens
	Location Description	Programming will take place at the Boys and Girls Club on Delaware Ave
	Planned Activities	In an effort to ensure that members reach their full potential and achieve great futures, the Boys & Girls Clubs of Albany has chosen to continue implementing Junior Staff, a National Boys & Girls Club program which is designed to provide youth with the skills and knowledge needed to enter the workforce confident and prepared. Youth will participate in a hands-on internship at the Club over the course of three months with a focus on job training, customer service and job etiquette. Members will attend weekly trainings, guest speaker events, mock interviews and at the end of the program, attend 2 college trips. The Junior Staff Program will serve 40 teens between the period of July to May. Funds will be used to support the Coordinator of Teen Programs & Services Position, Teen Site Administrator position (in charge of monitoring the program), program supplies, Junior Staff stipends and 2 college field trips at the very end of the program.
4	Project Name	Money Strategies Financial Education
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Financial literacy program that provides counseling and education to first time homebuyers to address the CDBG housing goal of increasing homeownership within the City of Albany. AHP will provide: (1) program marketing through our Homebuyer 101 orientation session; (2) a financial literacy class that gives homebuyers the skills they need to improve credit scores and budget for homeownership, and (3) a credit report analysis for each workshop attendee.



	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 100 potential homebuyers will benefit from this program
	Location Description	Programming will take place at Affordable Housing Partnerships office located at 255 Orange St
	Planned Activities	Financial literacy program that provides counseling and education to first time homebuyers to address the CDBG housing goal of increasing homeownership within the City of Albany. AHP will provide: (1) program marketing through our Homebuyer 101 orientation session; (2) a financial literacy class that gives homebuyers the skills they need to improve credit scores and budget for homeownership, and (3) a credit report analysis for each workshop attendee.
5	Project Name	Albany Living Arts Program
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$18,500
	Description	The Albany Living Arts Project will be a youth driven crime prevention performing arts training workshop combing academic tutoring, dance movement, nutrition and wellness strategies and providing vocational Youth internships in the arts. A multi-cultural performing arts program for low to moderate income families and youth focusing on providing free performing arts instruction and demonstrating strong civic community engagement and our reach thru self-esteem building activities and performances. This program seeks to deter juveniles from at risk criminal and unhealthy behaviors mostly during weekend and after school hours. Utilizing the performing arts as a weapon for social change this program will provide unduplicated services to 500 youth and their families during the contract period.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program plans to serve 400 low to mod income youth
	Location Description	This program will take place at Art Partners program office on Ontario St
	Planned Activities	The Albany Living Arts Project will be a youth driven crime prevention performing arts training workshop combing academic tutoring, dance movement, nutrition and wellness strategies and providing vocational Youth internships in the arts. A multi-cultural performing arts program for low to moderate income families and youth focusing on providing free performing arts instruction and demonstrating strong civic community engagement and our reach thru self-esteem building activities and performances. This program seeks to deter juveniles from at risk criminal and unhealthy behaviors mostly during weekend and after school hours. Utilizing the performing arts as a weapon for social change this program will provide unduplicated services to 500 youth and their families during the contract period.
6	Project Name	Health & U



	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Health & U is a health and wellness program whose mission is to decrease/eliminate health care disparities among minorities and low-income individuals. It seeks to improve health awareness of people of color and increase the knowledge of healthcare resources, as well as providing a community resource.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Throughout ACDA's target neighborhoods
	Planned Activities	Health & U is a health and wellness program whose mission is to decrease/eliminate health care disparities among minorities and low-income individuals. It seeks to improve health awareness of people of color and increase the knowledge of healthcare resources, as well as providing a community resource.
7	Project Name	Fatherhood Workforce Initiative
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	ACDA's Fatherhood Workforce Initiative will work with unemployed and underemployed fathers, providing career readiness services combined with tailored family development/parenting support utilizing a two-generation, whole family approach to interrupt the cycle of poverty and promote long-term stability. Services will be provided to 20 fathers with an estimated total of 30 children. Program components will include workforce readiness activities, occupational education and training, a fatherhood workshop series, as well as intensive case management/family coaching, employment and job retention support.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	ACAP anticipates being able to serve 20 young fathers with this program
	Location Description	Programming will take place at ACAP's office 333 Sheridan Ave



	Planned Activities	ACAP's Fatherhood Workforce Initiative will work with unemployed and underemployed fathers, providing career readiness services combined with tailored family development/parenting support utilizing a two-generation, whole family approach to interrupt the cycle of poverty and promote long-term stability. Services will be provided to 20 fathers with an estimated total of 30 children. Program components will include workforce readiness activities, occupational education and training, a fatherhood workshop series, as well as intensive case management/family coaching, employment and job retention support.
8	Project Name	Summer Camp
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	The first week of July, we begin a five-week intensive literacy-based camp where children we engage children going into preschool and kindergarten through various literacy activities, encouraging learning through play. Camp is four hours a day, with either a morning or afternoon option. Breakfast, lunch and snack are all provided by the Baby Institute. Children come to a structured environment where they learn how to follow a schedule and develop confidence in learning. We know that children lose most information they have learned during the school year when on summer vacation (summer camp), so the camp is there to help them retain the information they have learned. The children learn colors, shapes, weather, seasons, numbers, nurse rhymes, and sight words. They are taught how to spell and write their names, and every day a new craft to bring home. Various community organizations visit as well to bring the children Crossfit, music lessons, and theatre. The purpose of the camp is to provide children with a safe place to spend their summer, all while learning. Camp is completely free to qualified parents and seeks to serve 30 poor children living in the City of Albany. Slots are filled on a first come first serve basis. Children may be enrolled from neighborhoods citywide, however preference will be given to children residing in Arbor Hill and the South End. Parents and caregivers who have participated in the Baby Institute programs will be given preference.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 Low income youth will attend this summer camp
	Location Description	



	Planned Activities	The first week of July, we begin a five-week intensive literacy-based camp where children we engage children going into preschool and kindergarten through various literacy activities, encouraging learning through play. Camp is four hours a day, with either a morning or afternoon option. Breakfast, lunch and snack are all provided by the Baby Institute. Children come to a structured environment where they learn how to follow a schedule and develop confidence in learning. We know that children lose most information they have learned during the school year when on summer vacation (“summer drain”), so the camp is there to help them retain the information they have learned. The children learn colors, shapes, weather, seasons, numbers, nurse rhymes, and sight words. They are taught how to spell and write their names, and every day a new craft to bring home. Various community organizations visit as well to bring the children Crossfit, music lessons, and theatre. The purpose of the camp is to provide children with a safe place to spend their summer, all while learning. Camp is completely free to qualified parents and seeks to serve 30 poor children living in the City of Albany. Slots are filled on a first come first serve basis. Children may be enrolled from neighborhoods citywide, however preference will be given to children residing in Arbor Hill and the South End. Parents and caregivers who have participated in the Baby Institute programs will be given preference.
9	Project Name	Preservation trades job training Program
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Economic Development
	Needs Addressed	Economic development
	Funding	CDBG: \$21,000
	Description	The Central Ave BID is applying for funds to advance the implementation of the preservation trades and training job development program at the STEAM garden located at 279 Central Ave. Funding will help to serve 30 low- and moderate-income adults who will be trained by experts in building arts, trades and preservation- all skills that are in demand in the immediate area and surrounding region. The STEAM Garden will be a living laboratory, in that the program will use features from the building as the primary materials in learning how to rehabilitate historic structures. Students will levee the course with a knowledge about the components of historic buildings and with extensive hands on experience that will immediately increase their employability.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that this program will serve 30 low mod income residents of Albany
	Location Description	Programming will take place at the BID' STEAM garden located at 279 Central Ave
	Planned Activities	the Central Ave BID is applying for funds to advance the implementation of the preservation trades and training job development program at the STEAM garden located at 279 Central Ave. Funding will help to serve 30 low- and moderate-income adults who will be trained by experts in building arts, trades and preservation- all skills that are in demand in the immediate area and surrounding region. The STEAM Garden will be a living laboratory, in that the program will use features from the building as the primary materials in learning how to rehabilitate historic structures. Students will levee the course with a knowledge about the components of historic buildings and with extensive hands on experience that will immediately increase their employability.
10	Project Name	Clean and Green



	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Facilities
	Funding	CDBG: \$10,000
	Description	Clean and Green is an environmental justice project to be participated in by 15 teens under the direction of a professional educator and college age mentor. The purpose of the program is for participating teens to (1) survey the observable environmental conditions of Albany's neighborhoods, focusing on greenery, green spaces and buildings, and record data related to the survey; (2) research and report on scientific investigations related to the impact of green spaces in urban neighborhoods, and (3) using the research and survey data to improve environmental conditions.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 15 low mod income teens will benefit from this program
	Location Description	Programming will take place at the Underground Railroad History project site on Livingston Ave
	Planned Activities	Clean and Green is an environmental justice project to be participated in by 15 teens under the direction of a professional educator and college age mentor. The purpose of the program is for participating teens to (1) survey the observable environmental conditions of Albany's neighborhoods, focusing on greenery, green spaces and buildings, and record data related to the survey; (2) research and report on scientific investigations related to the impact of green spaces in urban neighborhoods, and (3) using the research and survey data to improve environmental conditions.
11	Project Name	South End Children's Cafe
	Target Area	SOUTH END
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The mission of the South End Children's Café is to impact food security, address food equality and food justice, enhance academic success and positively influence their physical and mental health of children living in and around the South end of Albany. Healthy dinner time meals along with homework help and other enrichment programs including ballet, community service, chess, basketball, art, sculpture, cooking and more in a safe, positive and technology free environment.
	Target Date	3/11/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	



	Planned Activities	The mission of the South End Children’s Café is to impact food security, address food equality and food justice, enhance academic success and positively influence their physical and mental health of children living in and around the South end of Albany. Healthy dinner time meals along with homework help and other enrichment programs including ballet, community service, chess, basketball, art, sculpture, cooking and more in a safe, positive and technology free environment.
12	Project Name	Albany Feed and Read
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	The Albany Feed and Read Program provides backpacks full of food and books to low income elementary and middle school students in the City School District of Albany every weekend throughout the academic school year. The program currently services 625 students every week.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates serving 625 students each week
	Location Description	City School District of Albany schools located in target neighborhoods
	Planned Activities	The Albany Feed and Read Program provides backpacks full of food and books to low income elementary and middle school students in the City School District of Albany every weekend throughout the academic school year. The program currently services 625 students every week.
13	Project Name	Ezra Prentice Program
	Target Area	SOUTH END
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	The B&G club is requesting funding to provide after school, teen and summer camp programming in the Ezra Prentice Homes Housing Authority locations. The after-school program will serve 25-30 low to moderate income youth ages 6-12 and an additional 15-20 teens. During the summer months a full day summer camp will operate with an estimated 25-30 youth. The teen program will consist of a traveling program that travels to other Albany Housing locations, serving an additional 20 teens per site.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	the Boys and Girls Club expects to serve 50 youth with this program
	Location Description	Programming will take place at the Ezra Prentice Housing Development



	Planned Activities	The B&G club is requesting funding to provide after school, teen and summer camp programming in the Ezra Prentice Homes Housing Authority locations. The after-school program will serve 25-30 low to moderate income youth ages 6-12 and an additional 15-20 teens. During the summer months a full day summer camp will operate with an estimated 25-30 youth. The teen program will consist of a traveling program that travels to other Albany Housing locations, serving an additional 20 teens per site.
14	Project Name	Youth Support Services
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Equinox's new youth supportive services program will be located at the boys and Girls Club on Delaware Ave. Equinox will employ a case manager and social worker to provide supportive services to at risk youth from low- and moderate-income households in the City. It is expected that the project will serve 400 youth identified ant the B&G Club teen program or referred from other youth serving programs during the contract period.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program expects to serve 400 youth throughout the program year
	Location Description	Primary programming will take at the Boys and Girls Club located at 21 Delaware Ave
	Planned Activities	Equinox's new youth supportive services program will be located at the boys and Girls Club on Delaware Ave. Equinox will employ a case manager and social worker to provide supportive services to at risk youth from low- and moderate-income households in the City. It is expected that the project will serve 400 youth identified ant the B&G Club teen program or referred from other youth serving programs during the contract period.
15	Project Name	Albany Baseball Program
	Target Area	SOUTH END
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$17,500
	Description	Albany PAL is seeking to revitalize Albany's youth baseball programs and create a stable self-sustaining program that will continue to make the sport available to all youth within our community, some of which are historically disadvantaged and underserved
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program plans to serve 100 youth
	Location Description	Krank Park - Albany's South End



	Planned Activities	Albany PAL is seeking to revitalize Albany's youth baseball programs and create a stable self-sustaining program that will continue to make the sport available to all youth within our community, some of which are historically disadvantaged and underserved
16	Project Name	Reading is our Right
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Reading is our Right will include 15-30 minutes of reading per day of summer camp, increase the program staff to improve delivery to 500 children in summer camps; our youth workforce readiness and summer support employees will contribute to summer camps, our mobile bookshelf events, and in house book production to continue our service to 14,000 children in Albany.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program reaches 14,000 youth on a yearly basis - it intends to serve 500 with this CDBG funding
	Location Description	Throughout the target neighborhoods in the City of Albany
	Planned Activities	Reading is our Right will include 15-30 minutes of reading per day of summer camp, increase the program staff to improve delivery to 500 children in summer camps; our youth workforce readiness and summer support employees will contribute to summer camps, our mobile bookshelf events, and in house book production to continue our service to 14,000 children in Albany.
17	Project Name	Pathways to Health Careers
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$77,339
	Description	The youth opportunity office will provide a comprehensive community system of youth employment and youth development services that maximizes existing community resources and that contributes to the overall development of youth
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1200 youth will benefit from the consolidation of program services into a single one stop center that will enable the delivery of services to be much more meaningful and intense
	Location Description	Programming takes place at the youth resource office at 388 Clinton Ave



	Planned Activities	The youth opportunity office will provide a comprehensive community system of youth employment and youth development services that maximizes existing community resources and that contributes to the overall development of youth
18	Project Name	Cadet program/Do the Right Thing
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Public Services Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$66,993
	Description	
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
19	Project Name	Senior Veterans Outreach
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	CDBG: \$12,296
	Description	The SVOI is a program that supports the needs of Albany's senior Veterans. ACDA funding will be used to provide a portion of staff expense for the services of veteran case managers who identify the needs of at-risk elderly veterans, and offers linkages to services relative to health, housing, grants, employment, entitlements, food and clothing for these senior veterans and their families. The veteran case manager travels throughout Albany, making face to face contacts and serves 100 unduplicated seniors annually. The SVOI program offers case management, short term assistance to help senior veterans remain safely housed in the community to prevent episode of homelessness, and to reduce costs by reducing dependence and use of emergency services in the City of Albany.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 low income veterans at risk of being homeless
	Location Description	The programming is offered throughout the City - AHC's offices are located at 278 Clinton Ave



	Planned Activities	The SVOI is a program that supports the needs of Albany's senior Veterans. ACDA funding will be used to provide a portion of staff expense for the services of veteran case managers who identify the needs of at-risk elderly veterans, and offers linkages to services relative to health, housing, grants, employment, entitlements, food and clothing for these senior veterans and their families. The veteran case manager travels throughout Albany, making face to face contacts and serves 100 unduplicated seniors annually. The SVOI program offers case management, short term assistance to help senior veterans remain safely housed in the community to prevent episode of homelessness, and to reduce costs by reducing dependence and use of emergency services in the City of Albany.
20	Project Name	SRO Housing
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Homeless Services
	Funding	CDBG: \$10,247
	Description	The Homeless Action Committee (HAC) operates 30 units of Single Room Occupancy (SRO) permanent supportive housing for homeless adults who had previously lived on the streets of Albany for years, and for whom traditional alcohol treatment has not yet been effective. Tenants are provided with furnished rooms, meals, and 24-hour staffing. this unique facility provides decent, safe and sanitary housing for chronically homeless people who have not yet been able to recover from their alcoholism, but who should not have to live on the streets. The SRO is a unique housing first approach to helping individuals obtain safe, secure housing and maintain stability in their lives. Once the crisis of living on the streets is removed, they can begin to make necessary changes in their lives. CDBG funding is requested for utilities and food for tenants.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	30 units of SRO housing is available to low income residents at risk of being homeless
	Location Description	393 S. pear St.
	Planned Activities	The Homeless Action Committee (HAC) operates 30 units of Single Room Occupancy (SRO) permanent supportive housing for homeless adults who had previously lived on the streets of Albany for years, and for whom traditional alcohol treatment has not yet been effective. Tenants are provided with furnished rooms, meals, and 24-hour staffing. this unique facility provides decent, safe and sanitary housing for chronically homeless people who have not yet been able to recover from their alcoholism, but who should not have to live on the streets. The SRO is a unique housing first approach to helping individuals obtain safe, secure housing and maintain stability in their lives. Once the crisis of living on the streets is removed, they can begin to make necessary changes in their lives. CDBG funding is requested for utilities and food for tenants.
21	Project Name	ACDA 2020 property management
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill



	Goals Supported	Neighborhood Revitalization
	Needs Addressed	improvement of existing structures
	Funding	CDBG: \$158,829
	Description	2020 funds will be used to maintain properties that are owned by ACDA - properties are acquired and sold according to ACDA's property acquisition and disposition policies
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	2020 funds will be used to maintain properties that are owned by ACDA - properties are acquired and sold according to ACDA's property acquisition and disposition policies
22	Project Name	2020 CDBG Admin
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing Public Services Assistance Neighborhood Revitalization Economic Development
	Needs Addressed	Affordable Housing Homeless Services improvement of existing structures Public Facilities improve infrastructure Public Services Economic development Code Enforcement
	Funding	CDBG: \$483,061
	Description	2020 Administrative costs charged to CDBG
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	200 Henry Johnson Blvd
	Planned Activities	2020 administrative expenses charged to CDBG
23	Project Name	2020 CDBG Direct Deliver
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill



	Goals Supported	Decent Housing Public Services Assistance Neighborhood Revitalization Economic Development
	Needs Addressed	Affordable Housing Homeless Services improvement of existing structures Public Facilities improve infrastructure Public Services Economic development Code Enforcement
	Funding	CDBG: \$1,025,140
	Description	CDBG staff costs to provide programming/services to the community
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	200 Henry Johnson Blvd
	Planned Activities	CDBG staff costs to provide programming/services to the community
24	Project Name	HMIS/SPE
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Homeless Services
	Funding	CDBG: \$50,000
	Description	The primary goal of CARES is to help with the HMIS and planning for ACDA. CARES' provides an unduplicated count of homeless individuals and families in the City of Albany.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CARES will administer this funding at its main office located at 200 Henry Johnson Blvd
	Planned Activities	The primary goal of CARES is to help with the HMIS and planning for ACDA. CARES' provides an unduplicated count of homeless individuals and families in the City of Albany.
25	Project Name	2020 HOME Admin
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill



	Goals Supported	Decent Housing Public Services Assistance Neighborhood Revitalization Economic Development
	Needs Addressed	Affordable Housing Homeless Services improvement of existing structures Public Facilities improve infrastructure Public Services Economic development Code Enforcement
	Funding	HOME: \$96,201
	Description	Activities related to ACDA's administration of its HOME program funds
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	200 Henry Johnson Blvd
	Planned Activities	Activities related to ACDA's administration of its HOME program funds
26	Project Name	HOPWA Admin
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	HOME: \$20,750
	Description	Activities related to ACDA's administration of the HOPWA program
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	200 Henry Johnson Blvd
	Planned Activities	Activities related to ACDA's administration of the HOPWA program
27	Project Name	CARES HOPWA Admin
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing



	Needs Addressed	Homeless Services
	Funding	HOPWA: \$27,726
	Description	CARES admin activities to carry out the HOPWA programming
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	HOPWA admin activities will take place at CARES main office located at 200 Henry Johnson Blvd
	Planned Activities	CARES admin duties to carry out the HOPWA programming
28	Project Name	HOPWA Mohawk Opportunities
	Target Area	ALBANY
	Goals Supported	Decent Housing
	Needs Addressed	Homeless Services
	Funding	HOPWA: \$127,167
	Description	Mohawk opportunities will provide HOPWA services in the form of long-term rental assistance
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Mohawk opportunities provides HOPWA services for 13 long term rental assistance
	Location Description	201 Nott Terrace, Schenectady, NY 12307
	Planned Activities	Mohawk opportunities will provide HOPWA services in the form of long-term rental assistance
29	Project Name	HOPWA Alliance for Positive Health
	Target Area	ALBANY
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	HOPWA: \$180,634
	Description	Alliance for Positive health will provide HOPWA related services in the form of long-term rental assistance
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Alliance for Positive health will provide HOPWA related services in the form of long-term rental assistance for 25 individuals
	Location Description	927 Broadway, Albany, NY 12207
	Planned Activities	Alliance for Positive health will provide HOPWA related services in the form of long-term rental assistance
30	Project Name	HOPWA Unity House
	Target Area	ALBANY



	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	HOPWA: \$182,929
	Description	Unity House will provide HOPWA related services in the form of long-term rental assistance for 25 individuals
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Unity House will provide HOPWA related services in the form of long-term rental assistance for 25 individuals
	Location Description	2431 Sixth Avenue, Troy, New York 12180
	Planned Activities	Unity House will provide HOPWA related services in the form of long-term rental assistance for 25 individuals
31	Project Name	HOPWA SASH
	Target Area	ALBANY
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	HOPWA: \$128,941
	Description	SASH will provide HOPWA related services at AHANA house
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	SASH will provide HOPWA related services at AHANA house for 24 individuals
	Location Description	31 6th St, Waterford, New York
	Planned Activities	SASH will provide HOPWA related services at AHANA house
32	Project Name	ESG Shelter/prevention/admin
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Homeless Services
	Funding	ESG: \$293,359
	Description	Catholic Charities, St. Annes Institute, Interfaith Partnership for the Homeless and St. Peters will provide safe and stable shelter opportunities for the homeless in the City. Emergency Code Blue housing will be provided during the winter months. United Tenants of Albany and The Legal Aid Society will provide homeless prevention services via legal assistance, case management and payment of arrears to avoid eviction. CARES will administer the program
	Target Date	5/31/2021



	Estimate the number and type of families that will benefit from the proposed activities	1000 homeless or at risk of homelessness will be offered assistance through these programs
	Location Description	throughout the identified target areas of the city
	Planned Activities	Catholic Charities, St. Annes Institute, Interfaith Partnership for the Homeless and St. Peters will provide safe and stable shelter opportunities for the homeless in the City. Emergency Code Blue housing will be provided during the winter months. United Tenants of Albany and The Legal Aid Society will provide homeless prevention services via legal assistance, case management and payment of arrears to avoid eviction. CARES will administer the program
33	Project Name	ACDA 2020 in house rehabilitation programs
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing Neighborhood Revitalization
	Needs Addressed	Affordable Housing improvement of existing structures
	Funding	HOME: \$437,000
	Description	Program funds will be utilized to provide down payment assistance, homeowner rehab assistance, and a Tenant rehabilitation Program for landlords that will agree to rent to low/mod individuals
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Roughly 30 low moderate-income families/homeowners will be assisted with funding through these programs
	Location Description	Throughout the City of Albany - with concentration on ACDA's identified target neighborhoods
	Planned Activities	Program funds will be utilized to provide down payment assistance, homeowner rehab assistance, and a Tenant rehabilitation Program for landlords that will agree to rent to low/mod individuals
34	Project Name	CHDO South End Improvement Corp
	Target Area	SOUTH END
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing improvement of existing structures
	Funding	HOME: \$30,000
	Description	The South End Improvement Corporation became a certified CHDO in year 45- they are in the process of determining the address/location of their year 46 project - funding will not be fully committed until project location is identified
	Target Date	5/31/2021



	Estimate the number and type of families that will benefit from the proposed activities	1 low mod income family will be assisted with these funds -
	Location Description	TBD
	Planned Activities	Once a location is determined, the SEIC will utilize funding to rehabilitate a home, and then sell to an eligible family
35	Project Name	Habitat for Humanity CHDO
	Target Area	Arbor Hill
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$125,000
	Description	Funding will be utilized to assist with building 2 single family homes on Orange St in Albany's Sheridan Hollow
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 families will benefit from this new construction
	Location Description	194 and 196 Orange St.
	Planned Activities	Funding will be utilized to assist with building 2 single family homes on Orange St in Albany's Sheridan Hollow
36	Project Name	HOME neighborhood revitalization HIP program
	Target Area	ALBANY
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$278,957
	Description	Program funds will be utilized to support larger housing redevelopment programs located in target areas of the City
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Program funds will be utilized to support larger housing redevelopment programs located in target areas of the City
37	Project Name	CDBG in House homeowner programs
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing Neighborhood Revitalization



	Needs Addressed	Affordable Housing improvement of existing structures
	Funding	CDBG: \$820,000
	Description	ACDA will utilize these funds to assist with rehabilitation needs of low to moderate income homeowners - programs will include Senior Rehab Program, Rehabilitation Assistance Program and Homeowner Assistance Program, and its homeowner assistance program (HAP)
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that between 25-30 families/homeowners will be assisted by this funding - numbers assisted depends on the individual cost of rehab and down payment assistance
	Location Description	Activities will take place throughout the City of Albany, with emphasis on its target neighborhoods
	Planned Activities	ACDA will utilize these funds to assist with rehabilitation needs of low to moderate income homeowners - programs will include Senior Rehab Program, Rehabilitation Assistance Program and Homeowner Assistance Program, and its homeowner assistance program (HAP)
38	Project Name	CDBG neighborhood revitalization
	Target Area	North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing Public Services Assistance Neighborhood Revitalization Economic Development
	Needs Addressed	Affordable Housing Homeless Services improvement of existing structures Public Facilities improve infrastructure Public Services Economic development
	Funding	CDBG: \$166,508
	Description	funds will be utilized to support neighborhood revitalization activities in the target areas
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD - funding will be utilized in ACDA identified target neighborhoods
	Planned Activities	funds will be utilized to support neighborhood revitalization activities in the target areas
39	Project Name	Henry Johnson Blvd Brownfield
	Target Area	Arbor Hill
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	improve infrastructure
	Funding	CDBG: \$15,000



	Description	funding will be utilized for the continued remediation and monitoring of a brownfield site on Henry Johnson Blvd
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Henry Johnson Blvd Park, vacant lots on Henry Johnson Blvd between Clinton Ave and First St
	Planned Activities	funding will be utilized for the continued remediation and monitoring of a brownfield site on Henry Johnson Blvd
40	Project Name	HOPWA Damien Center
	Target Area	ALBANY North Albany West Hill SOUTH END Arbor Hill Capital Hill
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing Homeless Services
	Funding	HOPWA: \$25,000
	Description	HOPWA services will be provide at the Albany Damien Center
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Damien Center Plans to provide housing for 4 individuals with this funding
	Location Description	728 Madison Ave
	Planned Activities	HOPWA services will be provided at the Albany Damien Center



Annual Plan

AP-60 Public Housing – 91.220(h)

Introduction:

Currently AHA has a total of 4,736 families on the Public Housing and Section 8 waiting lists. 51% of the waiting list consists of families with children, 11% are elderly, and 15% are families with disabilities. AHA's Section 8 waiting list has been closed since 2015. We recently closed the Public Housing waiting list to purge applicants who are no longer interested. The combined Public Housing and Section 8 waiting lists show 61% of the persons on the waiting lists are under 30% of AMI.

Most AHA public housing developments are located in impacted census tracts. One of the largest needs that AHA can address on a limited basis is to provide apartments for the large family. AHA has 291 families on its waiting list who need a 4-bedroom or larger apartment. Affordable large units that meet minimum inspection standards are not readily available in the private sector.

Actions planned during the next year to address the needs to public housing:

Expand Homeownership Programs

1. Ida Yarbrough Phase III (NY009000005) - Albany Housing Authority has set aside approximately half-an-acre of vacant land at its Ida Yarbrough Homes site to develop up to 10 home ownership units. AHA intends to market the new construction units to Section 8 voucher holders. AHA is in the process of finalizing the business plan, applying for various grants including funding programs administered by the City of Albany and Federal Home Loan Bank, and working with lending institutions to address mortgage issues for the prospective purchasers. AHA will supply a full development proposal as a part of its request to HUD for Section 18 disposition of this project site.
2. North Albany (NY009000002) - Corning Homes Associates, L.P. owns a 160-unit low-income housing apartment community in Albany, NY, which is past year 15 of the initial low-income housing tax credit compliance period, which ended in 2017. The Property is composed of 134 public housing units and 26 non-public housing units and is encumbered by a Housing Trust Fund Corporation Loan and a HOPE VI loan with the Albany Housing Authority. AHA and its affiliate own the General Partner and Limited Partner interests in the Partnership.

AHA would like to explore from a regulatory and legal standpoint the feasibility of converting the 26 Non-PHA Units into a condominium regime, so that those 26 homes may be sold to households that meet certain low- to moderate-income requirements. The Property is restricted by 1) a Housing Trust Fund Corporation Loan Regulatory Agreement, 2) a New York State Division of Housing and Community Renewal LIHTC Regulatory Agreement, an Amended and Restated Regulatory and Operating Agreement with AHA, and a Ground Lease from AHA to the Partnership.

Rental Assistance Demonstration (RAD)

1. Albany Housing Authority will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Albany Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.
2. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Albany Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Albany Housing Authority may also borrow funds to address their capital needs. The Albany Housing Authority will also be contributing Operating Reserves and Capital Funds towards the conversions. The amount of Operating Reserves and Capital Funds that will be contributed to the RAD conversions will be determined on a case-by-case basis, as needed to properly fund each conversion and as available from the Capital Fund grants awarded in those years. The Albany Housing Authority currently has debt under the Capital



Fund Financing Program and will be working with Capital One Public Funding, LLC to address outstanding debt issues, which may result in additional reductions of Capital Funds. The Albany Housing Authority currently has debt under an Energy Performance Contract and will be working with M&T Bank to address outstanding debt issues, which may result in additional reductions of Capital or Operating Funds. All available operating subsidy, capital fund and existing reserves at each location would be utilized in the conversion process, using all options available under RAD (e.g., rent bundling, §18, 25% Project Based Vouchers (PBVs), etc.) to maximize the future financial stability of each development.

Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs

1. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The Public Housing Authority (PHA) will continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, it should be noted that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All housing authorities are required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.4. Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities

Continue to improve the quality of assisted housing.

1. Assess management factors affecting AHA's PHAS score and develop an action plan to continue to achieve "high performer" status.
2. Improve customer satisfaction:
 - a. Capture information from resident survey data compiled by HUD when administered; consider working through local college/university to conduct additional surveys.
 - b. Encourage culture of mutual civility and respect between AHA staff and clientele through training and by example

Explore efforts to increase assisted housing choices.

1. Continue homeownership opportunities for voucher holders, Family Self-Sufficiency (FSS) participants, and public housing residents
 - a. Pursue funding to restore homeownership counseling services.
 - b. Encourage and assist public housing residents paying flat rents to pursue homeownership.
 - c. Consider and explore options to limit occupancy to five years at flat rents so as to free up units for families on the waiting list.
2. Ensure that new building and modernization work can be sustained efficiently and economically
 - a. Include maintenance and AMP management staff in planning and design process for construction and modernization.
 - b. Involve occupancy staff in evaluating development budget assumptions about likely tenant incomes.
 - c. Improve inspections follow-through to ensure consistency between design specifications and construction and to hold developers accountable for meeting specifications.



Provide an improved living environment

1. Implement public housing security improvements.
 - a. Continue to improve security using Crime Prevention through Environmental Design (CPTED) principles.
 - b. Continue to de-densify public housing developments when feasible.
2. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and helping residents achieve higher incomes.
3. Continue measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Attract more moderate-income residents to the waiting list.
4. Continue to explore options that will continue to improve applicant screening, including higher standards for home checks.
5. Implement public housing security improvements.
 - a. Continue to improve security using CPTED principles.
 - b. Continue to upgrade security camera systems.
 - c. De-densify public housing developments when feasible and fungible.
 - d. Continue targeted police patrols to promote crime reduction.
 - e. Continue to communicate with residents regarding security and safety issues in the sites using the AHA newsletter, rent bills, tenant groups and meetings.
 - f. Continue to collaborate with the Resident Advisory Board to develop strategies for youth that result in partnerships and contracts with experienced youth service programs/agencies to promote self-esteem, self-sufficiency, etc. when possible and if financially feasible.
 - g. Establish police satellite offices on AHA high rise properties which house vulnerable populations. (Elderly and disabled).
 - h. Continue relationship with the Capital Region Crime Analysis Center using crime mapping technology to deploy police assets.
 - i. Offer personal and home safety training to residents.

Improve Communication and increase partnerships

1. Publicize neighborhood improvements.
2. Partner with diverse organizations in developing plans and pursuing reinvestment in AHA neighborhoods.
 - a. Develop affordable market rate rental and homeownership housing whenever possible in conjunction with the development of low-income assisted affordable housing.
 - b. Develop affordable commercial and office space whenever possible, as a means to bringing needed goods and services into disinvested communities and help change them into neighborhoods of choice.
 - c. Seek to develop affordable housing in non-impacted neighborhoods within the City of Albany, especially those more easily accessible to employment opportunities.
 - d. Support development and implementation of neighborhood plans.
 - e. Continue to support and grow the educational programming and employment opportunities of the Capital South Campus Center.
 - f. Continue to support neighborhood revitalization efforts by working collaboratively with stakeholders.
 - g. Continue to partner and to assist in the progress of the Capital South Campus Center (CSCC) using HUD grant funds, continue partnering with CSCC Advisory Council and the Managing Partner as facility operator and a wide variety of service providers, educational institutions, government and private sector employers in an effort to educate and train residents of Albany's South End, its similarly disadvantaged neighborhoods, as well as its higher income neighborhoods for employment, improved employment opportunities and general self-sufficiency and health.
 - h. Explore partnerships that could bring a fuller range of assisted living services to elderly residents.
 - i. KIDD—continue relationship with city, AHA provides the three-season facility on city park work annually with city leaders to provide programming.
 - j. Capital South Campus Center—to work with program management to maximize potential for the benefit of the neighborhood.

Demolition and/or Disposition



Lincoln Park Homes: Following the Capital South Plan: SEGway to the Future neighborhood plan developed by the City of Albany, the AHA intends to demolish the three high rise towers at Lincoln Square Homes (NY009000004). The three towers are “universally viewed as a priority for demolition, not just because they have become of age, but also because they loom over both the South End and Mansion neighborhoods, their central park, and Morton Avenue spine (where drug dealing is said to be prevalent).” Based on AHA’s past experience, the total demolition costs are estimated to be \$4.5 million. The State of New York has expressed a willingness to incentivize our demolition process provided we secure a letter of interest from a commercial developer to diversify this location site. If the AHA is unable to secure funding for the demolition, then we will explore repositioning strategies using 9%/4% tax credit applications, subject to community input. Lincoln Square Homes is also undergoing the application process for RAD though no commitments have been made to date.”

Supportive Services

1. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
2. Continue to provide the Service Coordinator program.
3. Provide or attract supportive services to improve assistance recipients’ employability.
 - a. Promote GED classes to encourage higher education and increased wage earnings potential.
4. Increase the number and percentage of employed persons in assisted families.
 - a. Improve promotion and utilization of THE Center & CTI programs leveraging ROSS Family Service Coordination and PH and Section 8 FSS funding.

Violence Against Women Act (VAWA)

AHA will revise the written VAWA Plan to ensure physical safety of victims of actual or threatened domestic violence, or stalking are assisted by AHA. This will include brokering and/or referring families to Equinox, crime victim’s assistance programs, and/or NYS Family Court System for further support. Aha will maintain and provide housing opportunities for victims through collaborative effort that will include law enforcement authorities, victim service provider to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, and stalking. In addition, information about the VAHA will be made available to tenants at the time of admission and at annual reviews.

Other Revisions

AHA has revised elements of the last annual plan specific to (2) statement of Housing Needs and Strategy for Addressing Housing Needs and, (2) Safety and Crime Prevention. New activities proposed for this program year include (1) Hope VI or Choice Neighborhoods, (2) Mixed Finance Modernization or Development, (3) Demolition and/or Disposition, (4) Conversion of Public Housing to Project-Based Assistance under RAD, (5) Units with Approved Vacancies for Modernization and, (6) Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

New initiatives and improvements planned for the upcoming program year is as follows:

1. Capital South Plan:
 - a. Explore developing market rental in and around the South End to accommodate existing AHA residents who may be affected by the 5-year limitation on flat rents
 - b. Explore developing subsidized and unsubsidized homeownership in and around the South End
 - c. Explore redevelopment of the “DMV Block” as mixed-finance, mixed-use commercial hub of the South End
 - d. Explore opportunities for RAD and other funding sources
2. Lincoln Square Homes:
 - a. Explore adaptive reuse of underutilized buildings and vacant land for private sector business and workforce development associated with the Capital South Campus Center and Lincoln Square Homes.
 - b. Explore decommissioning through obsolescent and Section 18to include tenant protection law.
 - c. Explore funding opportunities for demolition of obsolete buildings
3. Steamboat Square Homes
 - a. Create and implement a master development plan
 - b. Complete market study
 - c. Continue to phase 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of towers, renovating vacant and occupied space
 - d. Build city support and assistance



- e. Work on multiyear plan to convert to homeownership
 - f. Explore Phased 9% and 4% LIHTC projects with RAD including exterior makeover and renovating vacant and occupied space
 - g. Explore and continue to work with consultants
4. Nutgrove Garden Apartments
 - a. Continue to develop multiyear plan to replace kitchens, HVAC and sprinkler through operating replacement reserves and/or other funding opportunities.
 - b. Explore 9% and 4% LIHTC projects with RAD to provide major rehab.
 5. Underused Building and vacant land
 - a. Create community consensus on site-Create a master development plan-Begin developing partnerships
 - b. Begin building community consensus
 6. Arbor Hill Neighborhood Plan
 - a. Continue to convene the Arbor Hill Workgroup and supporting their initiatives.
 - b. Continue to assemble land and seek partnership opportunities for developing a food market on Swan Street-Continue reinventing and marketing Arbor Hill as an arts district-Continue to work with various community organizations towards their initiatives.
 7. Ida Yarbrough Low-Rise Homes
 - a. Continue to secure funding to develop Phase 3, onsite 10 unit homeownership with various partners Affordable Housing Partnership and Habitat for Humanity
 - b. Explore development of market rate rental and homeownership on-and off-site
 - c. Explore RAD for Ida Redevelopment Phase I and II
 8. NY9-5 Ida Yarbrough Hi-Rise Homes
 - a. Continue to conduct a planning charrette that includes the development objectives for this site.
 - b. Pursue 4% LIHTC applications with RAD, study possible unit reconfiguration and energy retrofits including renewable energy options
 9. NY9-1 Whalen
 - a. Homes-Determine next major modernization milestone as way of setting course and timeline for disposition or redevelopment including RAD analysis
 - b. Begin planning for replacement housing
 10. West Hill Neighborhood Plan
 - a. Continue to convene the West Hill Workgroup and support their initiatives
 - b. Participate in City of Albany planning activities in West Hill, including West Hill plan done by City planning consultant; report is now available.
 - c. Explore sites and partnerships for the development of replacement, mixed-finance and mixed-use housing
 - d. Explore acquisition and redevelopment of Bleecker Terrace
 11. NY9-21 Scattered Sites (3rd and Sherman Streets)
 - a. Gauge residents' interest in participating in homeownership programs and purchasing their unit
 12. North Albany Homes
 - a. Continue to prepare for end of initial compliance period and readiness for refinancing
 - b. Explore RAD including Needs Assessment.
 - c. Continue to explore disposition of units for Homeownership
 13. Westview Homes
 - a. Apply for any grants that become available to rehabilitate the building.
 - b. Explore Phased 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and renovations
 14. General Planning and Development Initiatives
 - a. Conduct market studies, meet with prospective partners and watch for funding availability
 - b. Meet with the City zoning staff as necessary-AHA picked a developer Partner to work with for the next 5 years on strategies for LIHTC projects along with RAD at the public housing sites



- c. AHA is working on ways to increase the use of renewable energy and work with the 2019 Governor's renewable energy goals which includes exploring solar for the Authority and tenant paid utilities

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

The City of Albany has received a one-million-dollar grant to reduce blight and address housing issues. The overall strategy is one of prevention and proactivity. For Safe Housing, we seek to move from vacancy and disrepair to ownership & revival; and for Neighborhood Stabilization we seek to gain compliance in the rental housing market through community development using enforcement & education.

Safe Housing Strategy: From Vacancy & Disrepair to Revival

To correct for histories of economic injustice and divestment in historically redlined communities in Albany, one key innovation strategy will be to create viable pathways to property ownership for low-income residents in the four identified neighborhoods of opportunity. We are pursuing four tactics as a part of this strategy. First, an estate planning program will be put in place to prevent buildings from becoming vacant upon the death of an elderly owner. Second, adjustments to the Vacant Building Registry (VBR) will give the city the authority to conduct internal inspections of vacant buildings and gain compliance with the VBR registry. Third, a new collections attorney will give the city the ability to collect financial judgements on property owners who consistently violate building codes. Fourth, residents will be financially supported in acquiring vacant lots through a new Mow to Own program. Finally, neighborhoods with higher rates of violence will be stabilized through strategically planned, proactive demolitions.

Neighborhood Stabilization Strategy: Community Development through Enforcement & Education

The second key innovation strategy will empower residents in neighborhoods of opportunity to acquire the education, awareness, and employment necessary to advocate for continued stability in their living conditions. Renters will receive education and empowerment through a Renter's Bill of Rights and the guidance of a Housing Services Advocate. Both renters and landlords will be given the opportunity to participate in a Good Neighbor School, with the goal of having City Court Judges mandate attendance for some individuals. Amendments to the ROP program will give the city a greater ability to ensure that all rental units are high quality rental units and build in incentives for the Good Neighbor School. Historically marginalized neighborhoods will receive an influx of city resources through a Deep Dive Block program.

Albany Housing Authority's Resident Participation

Residents of Covered Projects with assistance converted to Project Based Vouchers (PBVs) will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. There is a defined grievance procedure made available to the residents. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi) d. The Project Owner provides opportunity for an informal hearing before an eviction.

Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, choice-mobility utilization, and rehabilitation work.

Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

No.



Action Plan

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Preventing Homelessness is a key strategy that is promoted on a national level. The Emergency Solutions Grant (ESG), funded by HUD, allows for funding to be used for homelessness prevention, including housing relocation and stabilization services and short-and/or medium-term rental assistance in order to prevent an individual or family from becoming homeless. Specifically, funding can be used for rental assistance and rental arrears, rental application fees, security and utility deposits, utility payments, last month's rent, moving costs, and services, such as housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services and credit repair. At the local level, there is a significant need to focus on preventing homelessness in Albany County. United Tenants of Albany is the only provider in Albany with HUD-funded prevention financial assistance.

Through the community outreach process, we learned that clients, community members and support service staff alike feel that there is a lack of knowledge about prevention services that are available prior to becoming homeless. Staff felt that there is a lack of a safety net for when clients lose benefits or have an unexpected healthcare bill. Luckily, the community already has a strong network of prevention services to build off, such as UTA's Homeless Assistance Program and Legal Aid Society of Northeastern New York's Eviction Prevention Program. The community also has a wealth of programs for at-risk households to access resources, such as the Albany Community Action Partnership (ACAP) and Capital South Campus Center.

To reduce the average length of emergency housing stays, the community plans to: (1) apply for funds to increase the number of RRH beds; (2) coordinate with local housing providers to encourage Housing First policies; and (3) continue participation in the implementation of the Coordinated Entry system. In order to increase the amount of appropriate housing available, the community will again apply for State and HUD funding to support the increase of RRH beds within the district. The RRH program strives to house clients within 30 days and plays a vital role in reducing lengths of stay in emergency housing. In terms of implementing policies to reduce barriers to housing, the community will continue to engage and support the local Continuum of Care's focus to encourage Housing First policies within all programs. Additionally, the CoC will continue to implement the Coordinated Entry (CE) system. The CE system works to reduce length of time homeless by prioritizing those with the longest length of time homeless and connecting them to the most appropriate housing.

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

In the community, street outreach is conducted in a manner that allows for quick identification and engagement of all people experiencing unsheltered homelessness. Within the community there are two active Street Outreach teams: Joseph's House & Shelter (Outreach Van) and St Catherine's Center for Children (through Project Connect). Both programs conduct outreach to unsheltered homeless individuals, often who are chronically homeless. Outreach is conducted daily with fluctuating day/evening hours. Outreach staff identify and engage households, obtain emergency housing, and conduct Coordinated Entry assessments. Street outreach services are tailored using a client-centered, trauma informed approach. Street outreach teams focus outreach activities to those that are least likely to request assistance by: hiring staff with lived experience to conduct outreach; determining locations most visited by the unsheltered and building trust over time through consistent engagement. In addition to the above-mentioned street outreach teams, the district also coordinates with local Veteran street outreach. The VA programs, Health Care for Homeless Veterans (HCHV) as well as Supportive Services for Veteran's Families (SSVF) help veterans in the community who are street homeless. Street Outreach teams and VA program staff connect those who are unsheltered with VA services, and drop-in centers/warming stations, such as the Interfaith Partnership for the Homeless Safe Haven. Street Outreach teams and VA program staff also have a relationship with County Mental Health who administers the Assertive Community Treatment program (ACT). The ACT team is a multidisciplinary team that provides street outreach and individualized services to each client.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The community's year-round emergency shelter strategy is to connect homeless persons with emergency housing as quickly as possible through efficient processing and coordinated collaboration with community partner shelters. Albany County Department of Social Services (DSS) determines eligibility for identified homeless individuals and families. Emergency housing options include contracted shelters, private shelters, and hotels/motels. Based on availability, eligibility, and need, persons who present at the Albany County DSS in need of emergency housing are connected to a contracted shelter. The county has contracts with



multiple local shelter agencies, including Interfaith Partnership for the Homeless, Schuyler Inn, Mercy House, Lwanga Center, St. Peter's Morton Ave. Shelter, and Council of Churches Overflow Shelter, totaling 298 shelter beds. If all contracted shelters are full, DSS refers persons who present in need of emergency housing to a private shelter, Capital City Rescue Mission, for a thirty-day stay. Partnerships (but not contracts) also exist with Safe Haven (Code Blue only). If necessary and no other option is available, the district secures and funds housing in a hotel/motel.

After hours (between the hours of 4:00pm and 8:30am), Albany County DSS contracts with the Homeless and Travelers Aid Society (HATAS) to take calls/referrals for emergency housing. HATAS conducts an intake and assists clients in placement into a contracted shelter or, if a bed is unavailable at a contracted shelter, a hotel/motel for the night. The following day, HATAS transfers the intake form to DSS, who follows up with the household to solidify the shelter placement.

The emergency shelter staff assess the needs of homeless persons for transitional and permanent supportive housing by working through the Albany County CoC's Coordinated Entry assessment process. The shelter staff connect the most vulnerable households to transitional and permanent housing through an efficient and effective Coordinated Entry System. The process prioritizes individuals using a standardized assessment form and vulnerability score. This vulnerability score considers chronicity of homelessness, disability, previous involvement with the law and other criteria decided upon by the district. A universal intake and assessment form are utilized for all consumers. This process ensures people with the most severe service needs and levels of vulnerability are prioritized for transitional and permanent housing. People experiencing chronic homelessness are prioritized within the Coordinated Entry priority list for permanent supportive housing.

For persons not eligible for Permanent Supportive Housing which requires a HUD defined disabling condition, these persons are connected to Affordable Housing options and referrals are made by staff to the Albany Housing Authority (AHA) and other affordable housing providers serving the community. These other housing options may include the Community Builders, Catholic Charities Housing Organization, Home Leasing, Housing Visions, Beacon Communities, Norstar Development, and Winn Companies. Persons are also connected with needed support services such as health, mental health, vocational, employment and other client driven identified needs.

Helping homeless persons make the transition to permanent housing and independent living, including shortening the period 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 ACCH's Coordinated Entry Program is the vehicle for the transition to permanent housing and independent living. The Coordinated Entry system is a No Wrong Door system, that allows a client to go to one of any 31 participating programs when they are homeless and in need of housing. The client completes the same community assessment tool at any of these programs. The tool was developed by the participating agencies, and assesses vulnerability, eligibility, and program appropriateness in a standardized manner based on chronicity of homelessness, length of homelessness, and severity of service needs. Those deemed most vulnerable are prioritized with the goal of housing within 30 days. To ensure assistance and housing is received as quickly as possible, the ACCH has designated a lead agency, HATAS, to facilitate movement within the list of those needing housing. Agencies meet bi-weekly to case-conference and ensure any barriers to a client receiving appropriate housing are overcome. As a result of this system, clients can be connected to appropriate services at any of the 31 participating programs, as opposed to navigating the service system themselves, and are being housed more quickly. The ACCH wants to grow collaboration, such as this, to ensure the system is as effective and efficient as possible.?

Preventing homelessness means that families and individuals have the resources they need to maintain stable housing. Prevention is successful when the number of households who become homeless for the first time and when the returns to homelessness decrease. Prevention is an important step in addressing homelessness, as it reduces the number of individuals and families who reach or who return to the homelessness system. It is also cost effective to focus on prevention solutions to addressing homelessness. As stated above, according to the Homeless and Travelers Aid Society, 30 days in an emergency homeless shelter for a single cost approximately \$135 a night on average (although it varies based on the shelter), which totals \$4,050 every 30 days. Prevention services frequently total \$1,000 or less. In addition, a prevention focus is supported by the County. The Albany County DSS Commissioner has placed a priority on utilizing available benefits and programs and working with community providers to divert people from homelessness, resulting in a reduction in the need for shelter placement. ACCH will work to prevent homelessness by



increasing the amount of prevention funding homeless service providers have to support clients with court mediation, arrears, and utility payments (Strategy #1). ACCH will also prevent homelessness by raising awareness of educational resources for providers and those at-risk of losing their housing, such as tenants' rights and responsibilities and financial management skills (Strategy #2). During consumer focus groups it was made clear that one of the challenges households face when they first thought they may become homeless is knowing where to access resources. Families and individuals reported that it took the experience of being homeless to become aware of provider resources. ACCH would like to focus efforts on promoting prevention and homeless resources to community members at large to help those who are at-risk of becoming homeless access these early on.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Albany Continuum of Care (CoC) implements strategies from its Albany County Strategic Plan to Prevent, Reduce, and Combat Homelessness to prevent households from becoming homelessness. These strategies were selected by the community and are (1) increase resources to prevent at-risk individuals and families from entering homelessness, (2) prevent discharges to homelessness from a variety of systems whenever possible, and (3) ensure the community is rich with quality affordable housing and employment opportunities, preventing additional need for homelessness resources.

Specifically, the CoC works to:

- Expand upon existing eviction prevention funding to serve additional households.
- Support community partners (i.e. food pantries, faith-based organizations, Health Homes) to identify households at-risk of becoming homeless and connect them with necessary funding and services, thereby reducing evictions.
- Improve coordination and discharge planning for clients leaving jails/prisons, mental health facilities, hospitals, and the foster care system by increasing coordination with these systems. DSS has been committed to improving discharge planning from these systems by participating in ongoing workgroups and planning sessions led by the CoC.
- Support the development of affordable housing by building relationships with affordable housing developers and supporting applications for funding.
- Continue referral of homeless clients from DSS to the One-Stop Center for employment services; and participate in ongoing conversations with the Continuum of Care to identify how to better partner with workforce development programs, creating more direct links for homeless clients with employment programming.



Action Plan

AP-70 HOPWA Goals - 91.220 (1)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	9
Tenant-based rental assistance	52
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	27
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	19
Total	107

DRAFT



Action Plan

AP-75 Barriers to Affordable Housing – 91.220(j)

Actions it planned 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

In December 2014, Mayor Sheehan announced the start of ReZone Albany -- a major new initiative to update and streamline the City's antiquated Zoning Code. This two-year effort funded largely by the New York State Energy Research and Development Authority's (NYSERDA) Cleaner, Greener Communities Program, is designed to make the City a better place to live, work and invest. ReZone Albany will create a new Unified Sustainable Development Ordinance that is user-friendly, better aligned with priorities established in the City's Albany 2030 Comprehensive Plan and promotes energy conservation and sustainable development. Updating the City's Zoning Code will reduce burdens on small business owners, streamline the City's procedures for reviewing and approving new development, and protect established neighborhoods.

The recently adopted Unified Sustainable Development Ordinance both requires and incentivizes the creation of affordable housing units. New developments having 50 or more new dwelling units must set aside at least 5 percent of units at prices affordable to persons earning no more than 100 percent of the area median household income for the City of Albany. Further, a development of any size that sets aside at least 20 percent of dwelling units at or below this affordability threshold may increase the height of a primary building by an additional story beyond that allowed within the applicable zoning district and/or decrease the number of off-street parking spaces required by 20 percent. Vast areas of the City have been rezoned to allow for residential uses and minimum size requirements for dwelling units removed, among other measures, in order to broaden and stimulate housing opportunities.

In December of 2017 an ordinance passed requiring housing developments with more than 50 units to set aside 5% of its dwelling units for affordable housing. These units will be made available to tenants earning up to 100% of Albany's median income.

Discussion:

The City of Albany Housing Affordability Task Force was convened by Mayor Kathy M. Sheehan on April 20, 2016. Made up of landlords, tenants, community and government leaders, the Task Force's goal is to study the issue of affordable housing in the City of Albany, assess the demand for and supply of it, and explore ways the City of Albany can protect existing opportunities for quality, stable, and affordable housing for city residents and extend those opportunities to underserved communities. The Task Force is called upon to release a report twice each year containing recommendations for the Mayor and Common Council concerning affordable housing in our City. The task force provides an opportunity for landlords, tenants, housing organizations and city residents to participate in workshops, public meetings and to provide input as to the state of affordable housing in the City. Information on the task force and its reports can be found on-

here: <https://www.albanyny.gov/Government/MayorsOffice/HousingAffordabilityTaskForce.aspx>



Action Plan

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the actions planned to address obstacles to meeting underserved needs. The City plans to utilize all possible resources and continues to seek/leverage sources to meet as many underserved needs as possible.

Actions planned to foster and maintain affordable housing

The City of Albany Housing Affordability Task Force was convened by Mayor Kathy M. Sheehan on April 20, 2016. Made up of landlords, tenants, community and government leaders, the Task Force's goal is to study the issue of affordable housing in the City of Albany, assess the demand for and supply of it, and explore ways the City of Albany can protect existing opportunities for quality, stable, and affordable housing for city residents and extend those opportunities to underserved communities. The Task Force is called upon to release a report twice each year containing recommendations for the Mayor and Common Council concerning affordable housing in our City. The task force provides an opportunity for landlords, tenants, housing organizations and city residents to participate in workshops, public meetings and to provide input as to the state of affordable housing in the City. Information on the task force and its reports can be found on:

<https://www.albanyny.gov/Government/MayorsOffice/HousingAffordabilityTaskForce.aspx>

The City of Albany will also continue to administer its in house programs that will assist low/mod income homebuyers and homeowners with purchasing and maintaining their homes. These programs include:

1. **Home Acquisition Program:** The Home Acquisition Program (HAP) assists low-income households to purchase, and
2. **Home Owner Assistance Program:** The goal of the Home Owner Assistance Program (HOAP) is to provide assistance to low-income homeowners for the moderate rehabilitation of their owner-occupied 1 to 4 unit buildings to meet local housing quality standards and codes. Eligible applicants are low-income homeowners residing in the City of Albany and residing in the property to rehabilitate.
3. **Senior Rehabilitation Program (SRP) and Rehabilitation Assistance Program:** This program designed by the Albany Community Development Agency (ACDA) to provide substantial repair to housing units, owned by persons over the age of 62 or to low income homeowners, to eliminate conditions that pose a threat to the health, safety and welfare of their occupants. SRP, provides financial assistance in the form of a grant.

In addition to these HUD funded programs, ACDA utilizes nonfederal funding to provide additional down payment assistance, emergency rehabilitation programs, and funding to assist individuals with disabilities to make their homes easier and more comfortable to live in. It also recently approved an emergency relocation program to assist tenants that are displaced from apartments due to code issues or fires.

Actions planned to reduce lead-based paint hazards

The City of Albany will submit a Lead Hazard control application to HUD when the request for funding is announced. The City continues to aggressively identify lead hazards in all of its rehabilitation projects and to provide control in compliance with HUD regulations. With its most recent lead hazard control grant, the City of Albany will provide 165 units of lead safe housing units. The program serves privately owned housing, mostly 1-4 dwelling units that are available and affordable to low income



households. The first priority for assistance will be for dwellings occupied by children under the age of six years old.

Actions planned to develop institutional structure

The City of Albany is the local administrator of CDBG, HOME and ESG entitlement grant funding. The agency contracts with CARES Inc., to administer HOPWA funding and starting in year 44, ACDA began to contract with CARES to administer its ESG funding. Each year, the ACDA awards entitlement grant funding to local non-profit service providers through a competitive request for proposals process. Applications are reviewed for compliance with HUD regulations, for consistency with needs identified in the Consolidated Plan, past performance with entitlement awards (if applicable), capacity and proposed performance goals.

Remaining grant funding supports the agencies homeownership, rehabilitation and economic development funding, direct delivery of services and administration. The City will continue to pursue linkages with private industry and philanthropic groups to improve Albany's marginal neighborhoods

Actions planned to enhance coordination between public and private housing and social service agencies

As designated by the Mayor and authorized by the Common Council of The City of Albany; the Albany Community Development Agency (ACDA) is the Lead Agency responsible for development of the Consolidated Plan. The Agency has administered the Community Development Block Grant (CDBG) for the past 45 Years. The Agency is a public agency under the Department of Development and Planning. The governing board of the Agency consists of the Mayor, City Treasurer, City Clerk, Commissioner of Administrative Services, President of the Common Council, the City's Corporation Counsel and the Agency Director.

Public Sector

The City's Housing and Community Development Department has evolved into a key housing agency, and it is essential that the City foster and maintain partnerships with other public agencies for the successful delivery of its housing and community development programs. The City will coordinate with the following public agencies when carrying out its Consolidated Plan.

- Department of General Services;
- City of Albany Planning Department
- Department of Youth and Workforce Services
- Department of Codes and Regulatory compliance
- Albany County Department of Social Services
- Albany County Health Department
- Albany Housing Authority

The City continues to support several not for profit organizations throughout the City that are instrumental in meeting the needs of Albany's residents. These organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, domestic violence assistance, and special needs services.



Action Plan

AP-90 Program Specific Requirements – 91.220(1)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(1)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

The amount of urgent need activities	0
The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	95%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(1)(2)

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To ensure affordability and secure HUD HOME Program funds invested in a homebuyer unit, the Albany Community Development Agency (ACDA) will impose either resale or recapture requirements. The ACDA and HOME assisted CHDO's funded by the ACDA that produce homebuyer units will establish the resale or recapture requirements that comply with HUD HOME program regulations at 24 CFR § 92.254 Qualification as Affordable Housing: Homeownership,



specifically 24 CFR 92.254(a) (5), for each program budgeted with HOME funds.

Resale

Resale provisions must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original HOME assisted owner a fair return on investment (inc. homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in the housing.

The City of Albany CHDO's may use deed restrictions, covenants running with the land, or other similar mechanisms to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. CHDO's may also use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds- See 24 CFR 92.254(a)(4) are as follows:

Recapture provisions must ensure that ACDA and CHDO's recoup all or a portion of the HOME assistance that was given to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. ACDA and CHDO's may structure their recapture provisions based on their specific program design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture described in 24 CFR 92.254 (a)(5)(ii)(A)(5). ACDA and CHDO's may adopt, modify or develop their own recapture requirements for HUD approval. ACDA and CHDO's are subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, they can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Amount Subject to Recapture

The HOME investment that is subject to recapture for each respective program is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy). ACDA and CHDO's will re-allocate the recaptured funds to carry out HOME-eligible activities. If the HOME assistance is allocated only for the development subsidy, this is not subject to recapture and the resale provision must be used

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

n/a



Emergency Solutions Grant (ESG)

Reference 91.220(1)(4)

Include written standards for providing ESG assistance (may include as attachment)

All agencies providing a service (i.e. prevention) will use the same eligibility determination form and will be required to collect the same supporting documentation to prove eligibility. Below is a summary of the eligibility criteria for Homelessness Prevention and Rapid Rehousing.

The applicant must fully cooperate in an initial determination of basic program eligibility at which time the following must be verified:

1. The household is a resident of the City of Albany
2. The household has a combined income below 30% of area median income
3. The household lacks identifiable financial resources and/or support networks
4. The household has documented proof of housing status as outlined below

Required Documentation for Homelessness Prevention Assistance–

- Copy of eviction notice from landlord/property manager of unit or court order based on eviction action that notifies the applicant they must leave AND of lease naming applicant as leaser
- Copy of notice indicating building in which applicant is renting or otherwise residing is being foreclosed on AND copy of lease naming applicant as leaseholder
- Copy of eviction letter from host family or friend who owns or rents the housing that notifies the applicant that they must leave AND copy of lease naming host family/friend as leaseholder
- Copy of utility shut off notice from utility company or notice of service denial.
- Copy of notice from landlord/property manager, public health, code enforcement, fire marshal, child welfare or other government entity that housing is condemned and copy of lease naming applicant as leaseholder
- Copy of written statement from hospital or other institution

Required Documentation for Rapid Rehousing Assistance–

- Client must show proof of literal homelessness including but not limited to: A verifiable shelter letter; Self-declaration of street homelessness.

Additional Criteria for Financial Assistance for Homelessness Prevention and Rapid Rehousing

Applicants for short- or medium-term rental assistance must be assessed as having reasonable potential to maintain housing independently upon termination of the rental assistance, by meeting one or more of the following criteria.

- Are currently employed full or part-time and reasonably expected to maintain or improve their income level.
- Have a recent attachment to the workforce, defined as having worked full-time at least six months in the last two years prior to the application for rental assistance.
- Have specific job or vocational skills that are immediately marketable and reasonably expected to result in obtaining employment.
- Are currently in receipt of or potentially eligible and willing to apply for SSI/SSDI, Veterans Administration or other similar benefits, that upon receipt would improve their income level.
- Are on a waiting list for and reasonably expected to obtain, within the program time-limits, subsidized housing under



another program.

- Are in receipt of temporary assistance benefits through Albany County, are actively engaged in a specific job or skill training program and are in full-compliance with their Department-mandated employment plan.

In addition, all applicants must apply for all financial benefit programs for which they appear eligible (ex. Temporary Assistance, Medicaid, Food Stamps, SSI/SSDI, veterans benefits etc.).

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Since May 2014 the Albany CoC has worked to design and establish a coordinated assessment process that prioritizes applicants for homeless services. The Albany CoC Systems committee was tasked with the development of the coordinated assessment system. The system is open and promotes efficient communication among service providers within the community. The committee chose a “no wrong door” system which means all participating homeless service providers are an access point for services. Households that enter any of the access points will complete initial assessments. Initial assessments are conducted by agency front line staff (i.e. intake specialists, case managers, social workers, etc.) using a standardized assessment tool. This assessment tool is designed to assess housing needs and vulnerability to identify eligibility and prioritize those most vulnerable. Each household is assessed based on specified criteria that the Albany CoC met and agreed upon.

Coordination of client centered service referrals and assignments is conducted by front line staff and the Coordinated Assessment Coordinator. The Coordinated Assessment Coordinator guides the system and tracks each household’s movement through the system. The Coordinator is primarily responsible for: organizing and reporting vacancies and anticipated vacancies, reporting the number of homeless households that enter the homeless system, reporting the number of homeless households eligible for permanent supportive housing, reporting permanent supportive housing referral options by client, reporting acceptance/denials by permanent supportive housing providers, and reporting eligible households whom become inactive.

The Albany coordinated assessment system includes: Department of Social Services, the ESG Shelters, CoC funded and non-funded entities.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The following allocation parameters were utilized by the City of Albany in the process for making sub-awards for ESG funding: no more than 50 percent of the ESG funding less Administrative Costs and subsequently HMIS costs, were obligated for emergency shelter and/or outreach services. Of the remaining funds a minimum of 75 percent were obligated to services for homeless prevention. Of the remaining funds a maximum of 25 percent was obligated for rapid rehousing. The City worked closely with the Continuum of Care (CoC) Systems Committee to outline the parameters above as well as to collaborate on a review process in order for funding recommendations to be made. Together the CoC and City enlisted knowledgeable and objective community representatives to review the applications received by the City. The reviews’ recommendations were adopted by the committee on behalf of the CoC and presented to the City. Like-minded recommendations were made by the City and funding allocations aligned with the collaborative recommendations were made.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

n/a

Describe performance standards for evaluating ESG.

The performance standards for evaluating ESG are based on the intended purpose of the service type and the expected



outcome of fulfilling that purpose. The City of Albany collaborates with the Albany County Continuum of Care to set and evaluate required performance standards per ESG activity. Emergency shelter services are intended to reduce the rates of homelessness with the expected outcome that a minimum of 30% of households exit to permanent housing destinations. Street outreach activities are intended to expand outreach and services to homeless persons and expected to provide services to at least 10% more households than were reached the previous year. Homelessness prevention services seek to reduce the number of homeless households that seek emergency shelter. This is evaluated by the expected outcomes that there will be a minimum 20% increase in diversions for homeless households within the City of Albany and that at least 80% of households served will maintain permanent housing for 90 days after discharge. Rapid Rehousing services are intended to reduce the length of homelessness with the outcome expected that at least 80% of households served will be placed in permanent housing within 60 days and at least 80% of households served will maintain permanent housing for 90 days after discharge. The Homeless Management Information System is intended to increase and maintain the data quality of the ESG programs within HMIS with the expectation that no more than 5% miss or null data is required for all required fields.

DRAFT

Appendix A- Survey Responses

Priorities Identified by the Community

Permanent Housing Needs:

1. **Abandoned/vacant unit assistance – 74% responded as high priority**
2. **Construction of affordable rental units – 68% responded as high priority**
3. **Owner-occupied housing rehabilitation - 62% responded as high priority**
4. **New senior/accessible unit construction -51% responded as high priority**
5. **Rental Assistance (rent subsidies, security deposits, etc.) - 51% responded as high priority**

Comments:

1. Housing for senior LGBTQ persons
2. Prioritize rehab instead of new built.
3. A mix of low-middle housing--combination of homes, apartments. Greater access to financing options. Increase in senior housing
4. Cohousing for Senior Citizens
5. Money should be invested into new businesses and safe affordable parking for those who want to visit Downtown Albany/Arbor Hill.
6. The focus needs to be on reuse of existing when possible AND on ultra-low energy so affordable is for the whole life of the project.
7. Tear down Central Warehouse
8. Prevent middle/upper class suburban flight and keep up the tax base.
9. Please invest in exiting housing stock and rehab of beautiful, but neglected homes
10. Rehabilitation of buildings for rental housing.
11. Please don't equate disabled with senior. There are disabled people of all ages at all economic levels. All housing in all price ranges must be accessible. We must copy laws in Atlanta and Austin requiring all residential construction to be adaptable and visitable. There are centuries of inaccessibility and thoughtlessness in architecture to be remedied. Can you renovate your home to meet your needs if they change?
12. There is a lack of accessible units closer to the City Center. The ones available are expensive; causing 1/3 of the household income to go towards renting such housing. Please ensure that money going to rehab units creates accessible units – even ramps at garden level would go a long way.

Homeless Housing Facility Needs:

1. **Transitional housing - for homeless families w/children – 86.67% responded as high priority**
2. **Emergency Shelter - for homeless families w/children – 76.53% responded as high priority**

Comments:

1. Transitional housing for families and individuals
2. Permanent housing for the homeless
3. Homeless women's transitional housing
4. Transitional housing for Teenagers
5. Emergency shelter and transitional housing for victims of domestic violence should also permit their pets
6. Housing with DIGNITY
7. Permanent supportive housing for those who have experienced homelessness
8. Especially: very low demand shelter to accommodate persons with disabilities and those likely to engage in formal program requirements
9. I probably don't know enough about this subject. I trust the City will decide best.
10. Victims of domestic violence are most frequently women, many with children. Equinox has fine programs, but they only have so much capacity.
11. Youth Shelters are a big need.



12. People with disabilities are totally out of luck when it comes to disaster relief in our region. There is only one accessible shelter, and they do not accept families or animals. If my apartment building burned to the ground, there is no place to go I can count on.
13. Transitioning those in public housing is important. Host workshops and monitor the duration of residents. Host information sessions after 6pm at the location of the public housing to help residents know of their options and guide them to be more independent.

Public Service needs:

1. **Childcare Services – 82.29% responded as high priority**
2. **Education – 64.52% responded as high priority**
3. **Homeless Prevention – 61.86% responded as high priority**
4. **Transportation for seniors– 76.92% responded as high priority**

Comments:

1. The urban areas should be high priority for all; especially education on how to live better despite the area you reside in.
2. Bike infrastructure in low income neighborhoods
3. Non-car transportation improvements - free transit, safer bike lanes, sidewalks that don't flood + force people to walk in the road.
4. There are no bus routes that connect schools in West Hill to community amenities, such as the public library. Children are left stranded a to find their way to after school programming.

Non-/housing Community Development Needs:

1. **Sidewalks and accessible ramps/bike infrastructure – 61.46 % responded as high priority**
2. **Curbs and storm water drainage improvements– 61.46 % responded as high priority**
3. **Infrastructure extensions (sewer, water etc.) – 58.33% responded as high priority**

Comments:

1. Shared space can be used by youth, seniors, etc.
2. St. Joesph's church should be turned into a museum/community planning office for Arbor Hill. That office should organize bimonthly farmer's market/ street vendors in the Ten Broeck triangle in appropriate seasons. Non historic condemned houses should be torn down for safe affordable parking for new businesses trying to open up on Swan street or the potential markets.
3. Transit systems/multi-modal (not transportation) to expand "freedom" i.e. reach to jobs, childcare, healthcare, education, etc.
4. Non-car transportation improvements - free transit, safer bike lanes, sidewalks that don't flood + force people to walk in the road.
5. I'm impressed with City's dedication to improving the resident's quality of life through infrastructure upgrade projects. Thank you for updating the parks and working on the CSO separation.
6. The recent Nobel prize winners in economics have pretty much demonstrated that value of micro assistance is pretty much a myth
7. Road improvement eg: Brevator Street, sidewalks, traffic calming, bike lanes.
8. It should be a high priority of the City to provide access to affordable and high-quality fresh food in those areas of the City that are currently lacking.
9. South end requires food sovereignty.
10. The quality of price chopper at Arbor Hill is different from that at West Hill. Find a way to enforce the standards of these grocery stores and ensure that there is no difference in quality depending on which neighborhood they serve.

Funding Priorities from the Community

1. There is a lack of accessible units closer to the City Center. The ones available are expensive; causing 1/3 of the household income to go towards renting such housing. Please ensure that money going to rehab units creates accessible units – even ramps at garden level would go a long way.
2. Funding for rehab and stabilizing deteriorating buildings.
3. If we had milled and repaved streets in Albany (not just patch that will degrade in 2 months and wait 6 months to be refilled, again and again), it would go a long way toward making the city feel like a good place. Also, we need to bring



back civics and "we're all in this together, let's all do our part" in fixing this place up. I'd like to see a civics campaign where people are encouraged to pick up the garbage in their part of the world and have volunteer opportunities in the city where people can donate time to paint and beautify rundown buildings and places. If we all do our part and help people who need help, we can make this the great city it should be! Make it a city website/Facebook/Twitter campaign. The exempt property in this city needs to stop being let off the hook with contributing money. Think of how much good that money could do-help historically marginalized neighborhoods, in particular. We'd all do better if everyone was doing better.

4. Developing services that can be "flexed" for our changing environment, funding, economy, etc.
5. Help train trustworthy individuals to help seniors stay in their homes.... Pay them enough so they won't steal from people they serve.
6. I think the question above about housing does not appropriately identify the need for accessible housing for ALL ages. It is not just seniors or elders who require accessible housing. Accessible housing must be available everywhere. Further, I think small business assistance should be limited to accessibility improvement. Improvements to building facades do not address the more urgent need of disabled people to be able to access small business services in our neighborhoods.
7. New businesses on Swan Street and safe Parking in Arbor Hill. Private investors seem to be investing a lot into the housing in that area. Though keeping houses affordable is still important. St Joesph's church should be turned into a museum of local history/ community planning center for Arbor Hill. Said community planning center should organize street vendors and farmers market in the Ten Broeck triangle bimonthly in appropriate seasons. Affordable grocery store/ pharmacy is also in dire need in Arbor Hill. An Aldi's which is affordable for locals with lower income would be ideal. Business growth cannot happen without safe parking. Non-historic condemned houses (built after 1930s) would be a good option to tear down for parking.
8. Definitely updating the infrastructure of the sanitary sewers, storm sewers, water lines which so often break during heavy rains or cold weather, especially in neighborhoods already known to have flooding problems.
9. In order to keep order, our youth MUST be presented with structured programs that incorporate education with skills and recreation. Our city runs on its youth. When we are no longer "youthful" we need housing especially LOW to Moderate income levels for all of our citizens and society. When we are older, the housing is a priority. Many seniors cannot cope with rising housing costs on their social security checks, especially if they have become disabled. We do not have enough decent curb space in our city to simply put our seniors out on the curb because they can't get funding for accessible housing. Many of our seniors still have viable skills to offer our "youngins" whether it be coaching or teaching on a part time basis or advising committees on not repeating our mistakes from the past- before their time. We must learn from such a resource if we are ever to progress. Many of our elders become discouraged when they view teens as being violent, "out of control", etc. Let the elders take them on by showing today's teens different ways of accomplishing their goals. In other words, take the frustration out of their teen aged years. The kids act out when they have no vision. Our seniors can help with that. Many seniors had farms in the day's past, they know how to make things happen- by doing it themselves. Teens today may have the feeling they don't know where to start. Frustration= violence! How many seniors want to learn the internet and how to safely use it? Ask a teen- who better?? Even people with disabilities can assist!!
10. Safe Spaces Innovation Centers Dropout Abatement Mentoring Conflict Resolution Cultural Amenities
11. Provide permanent housing assistance without the financial barriers that currently exist with the Land Bank.
12. Funding for skills/trade learning.
13. Located in the Albany Area Near Business sites such as the Albany Housing Coalition located at 278 Clinton avenue on and near Lark street. Also, Location of the site where The Sargent Henry Johnson Veterans House.
14. ADA accessibility and improvement Preservation and rehabilitation of historic buildings/housing (should be prioritized over new development)
15. Make Albany more walkable so invest in sidewalks. Invest in public transportation, especially the Albany Bus Station area. Invest in supporting housing for all and homeownership. Invest in any climate change related infrastructure. Invest in supporting education for all. Invest in our great green spaces like Tivoli!
16. Social equity, social safety networks, and sustainability/resilience need to be approached together for the best results for all. Please ensure that all work is informed by greenhouse gas emissions reduction goals as well as moving to all electric (no gas stoves, please) to protect societal future health and personal present and future health in homes/apartments/shelters. Albany has a rich fabric of buildings and infrastructure. Revitalizing and re-using existing buildings should be prioritized over building new when possible. Yes, this is more difficult and can be more costly up-front, and it will create a more robust, connected, and resilient community-based solution for the long-term.
17. "Making every neighborhood work" means different priorities for different neighborhoods. I am especially interested in reducing neighborhood blight by reducing the number of abandoned buildings and increasing the amount of safe, affordable housing in the city.
18. Vacant housing and decaying properties are a stain on this city and needs to be addressed. Also, and I don't know if this is the correct forum, but it bears mentioning; the litter in the city has become problematic. If we could troubleshoot ways to keep our streets and sidewalks cleaner, that would be a valuable discussion.
19. I need help finding affordable housing for rent.



20. Rehabbing vacant livable city residences - getting rid of the big red X's. Can't believe fire department can't use a smaller non-colored sign to highlight empty buildings. They bring the whole city down!
21. I think the HUD money should be focused on things that the city isn't already providing. For example, the city does a good job with infrastructure, as well as parks and recreation. Private investors are transforming former commercial spaces. We have a number of non-profit organizations in Albany that assist with some of these needs, but they struggle, and additional funding might enable them to have a broader outreach. I'd like to see the city help those programs and not try to re-invent the wheel.
22. Affordable housing and storm water infrastructure are critical investments that need to be made. Services provided to low-and moderate-income residents by CBOs are critical for poverty alleviation and prevention.
23. Housing assistance and supported activities for teens are the two most vitally needed resources in the city.
24. Attention to areas where there are high concentrations of vacant and unsafe structures/buildings. Replacing crosswalks in low income neighborhoods
25. Making inner city neighborhoods more livable. People should have the same institutions in their community as in the suburbs. Health centers, parks, playgrounds, mixed age and ethnic made up affordable housing. Fresh food /supermarkets, learning/ educational centers. There needs to be a public/private relationship in funding these goals.
26. Multi-use buildings for Homeless female veterans with children. There is not a facility of such in the capital district where a female veteran with children can stay in a transitional housing and get the services that may be needed for her and her family. A multi-use facility in the capital district that's close proximity to the VA. The bottom floor would be used for offices, like employment searches, counseling for mental health, and substance abuse. The facility also should include a day care and an in-house laundry facility. The second floor will be used for one-bedroom apartment. I feel that this would be a good use of federal money. Thank you.
27. Financial literacy and health literacy training.
28. ACDA is an outstanding organization that doesn't get enough recognition. The work you do each day has helped various organizations fulfill their mission, empower residents, and create innovative opportunities for jobseekers. Stay encouraged!
29. There are many seniors experiencing food insecurity in silence, which contributes to debilitating health. Isolation, lack of access to available resources, and diminishing mobility can make the golden years a horror story. A diabetic who can't perform proper foot care. Dental and vision care available but no transportation. Dentures delayed which causes gastrointestinal issues.
30. Improved infrastructure especially in low income neighborhoods
31. There is a lot of housing stock in Albany that needs to be rehabbed into quality housing. Housing stability is a huge part of better outcomes for individuals and the whole community. We also have a huge need for youth activity centers - esp. places for teens and tweens to go after school now that there are no YMCAs and the community centers are often reserved for young kids after school.
32. A significant area of focus should be on providing access to high quality and affordable fresh food. There are far too many neighborhoods where residents cannot easily walk to buy groceries to sustain themselves and their family.
33. Development! I live in southern Delaware Ave. and there is a plaza that's 75% vacant. Historical promotion and preservation. Albany has a lot of history. More events and organizations to promote that in a fun way- with music, food, drinks, etc.
34. Back in the 1990s when I was the housing advocate for the Capital District Center for Independence, one of the most frustrating and heartbreaking phone calls I got all too frequently was, "I just acquired a new disability and need to move to an accessible place now." Some of them needed rental assistance, but many did not. Property developers and building departments never think of accessibility unless it involves a project that is specifically for "those people." They never imagine that could mean just about anybody, including themselves. Until the building codes were updated in the 1990s, accessibility was never considered for any residential property. Most of the stuff that's available today is not accessible and logistically cannot be modified to meet changing needs. This thinking must be changed. Adaptability must become standard in all housing construction so that when a homeowner or renter acquires a disability and needs to make modifications, doing so will be cheap and easy. All people should have the freedom of choice to move anywhere at any time.
35. Albany has a few projects from what I see in line already and grateful. I think monies would be spent well creating a sustainable community that requires the community upkeep and actions that love to pride and positive personality and community building. So, the neighborhood would have sidewalk sweep, attentive gardens and lawn keep building upkeep shops to provide needs of community that has more healthy options, positive individuals demonstrating love and care of self and surroundings. Trades to support upkeep~ Everyone chipping in. Basically, the money earned has a multipurpose - and the rehabilitation is not only of physical spaces but hopefully touching. Hearts of the humans is the space assuring them. I wish this for all neighborhoods
36. This money should be spent on infrastructure improvements, especially in poorly served neighborhoods and especially to enable walking and biking. This money should be spent on affordable PUBLICLY OWNED housing. This money should not be spent on handouts like homebuyer assistance or rental assistance or especially assistance to developers.



We've seen repeatedly with efforts to do handouts (like we allow the IDA to do time and time again) that they don't work, and they won't bring meaningful, lasting change for our neighborhoods.

37. IF Albany chooses to use funds for existing programs CBOs already offer, the money should go towards the work already being done by the CBOs. Examples include community centers, youth programs, senior centers, job training. We have so many of these already happening, they just need support. Priorities for me are to incentive transportation modes other than cars. We are in a climate emergency and need to act like it. Car emissions continue to increase, and electric vehicles are NOT the solution (consider the resources and CO2 emissions from the manufacturing process). When public transportation takes twice as long as a car, it's an injustice.
38. We definitely need senior/persons with a disabling condition housing unit located within easy distance to public transportation. Most senior apartments are located outside of the city, with limited, or no access to public transportation, thus making seniors feel like they are confined to their apartments. And, even though there are many senior living complexes outside of the city, these apartments are not constructed for people who are visibly impaired or mobility impaired - need for wide doorways, low cabinets, keyless locks, walk-in showers and baths, etc. And, as we age, the demand for these types of housing units will continue to grow, so we must act now to meet the near-future demand/necessity for senior and/or persons with a disability needs for a specific type of apartment
39. Please use funds to develop new community centers in LMI neighborhoods. The city's current community centers were not designed to adequately serve the needs of the community.
40. Ongoing WMBE property and real estate empowerment to inspiring new visionary developers in the community.
41. Help Property owners buy vacant lots near their Property. Waive liens and unpaid bill placed on lots and homes and buildings of previous owners so that the lots and homes and buildings can become available to new buyers, so local Property owners are empowered to revitalize their surrounding area. CUT THE BRANCHES OFF TREES BY THE CURBS.
42. Increase police presence. I don't see beat officers and I don't think we have enough in the City. It'll be great to have a way to enforce how people better maintain their property.
43. Create housing and safe places for TGNC & LGBTQ individuals that face homelessness. Significantly add funding for HIV Housing.



Appendix B - Definitions.

Definitions

Annual Action Plan: This document is an annual submission to HUD for the entitlement grants. ACDA allocates the anticipated one (1) year HUD Entitlement Grants to specific projects and activities for the CDBG, HOME, HOPWA and ESG programs.

At risk of homelessness.

(1) An individual or family who:

- (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “Homeless” definition in this section; and
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan;

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan and Annual Action Plan. ACDA prepares the report annually in accordance with 24 CFR Part 91.105.

Certification. A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Chronically homeless means:

A “homeless individual with a disability,” as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:
Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and



Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Consolidated plan. The document that is submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA), that is prepared in accordance with the process described in this part 24 CFR Part 91.

Continuum of Care. The group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

Cost burden. The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Emergency shelter. Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.

Extremely low-income family. Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeless.

An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;



Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
- (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Homeless Management Information System (HMIS). The information system designated by the Continuum of Care to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

Homeless person. A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

An individual who lacks a fixed, regular, and adequate nighttime residence; and

An individual who has a primary nighttime residence that is:

A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

An institution that provides a temporary residence for individuals intended to be institutionalized; or

A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

HUD: The U.S. Department of Housing and Urban Development

Jurisdiction. A State or unit of general local government.

Low-income families. Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle-income family. Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705.)

Moderate-income family. Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.



Needs Identification Report: This report provides an examination of current community needs, and identifies strategies, priority needs, and objectives for meeting housing, community development, and economic development goals. It also provides a basis for prioritizing project proposals for CDBG, HOME and ESG funding consideration

Person with a disability. A person who is determined to:

Have a physical, mental or emotional impairment that:
Is expected to be of long-continued and indefinite duration;
Substantially impedes his or her ability to live independently; and
Is of such a nature that the ability could be improved by more suitable housing conditions; or
Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or

Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty level family. Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

Program Year: The twelve (12) month period in which HUD funds are to be spent for eligible activities

Public Meeting: Public meetings are any assemblies or gathering, (such as conferences, informational sessions, seminars, workshops, or other activities) which the responsible agency intends to be open to anyone wishing to attend. Public meetings are less formal than public hearings. They do not require formal presentations, scheduling of presentations and a record of proceedings.

Public Hearing: A public hearing is an official proceeding of a governmental body or officer, during which the public is accorded the right to be heard. It bears emphasizing that any hearing held by a public body will necessarily constitute "conducting public business" within the meaning of the Open Meetings Law. The body must therefore have a quorum present, and must comply with the requirements of the OML as well as with the specific requirements found elsewhere that relate to the hearing itself. Many public hearings are required by law on particular matters, such as those that must be held prior to adoption of a local law, or prior to a determination by a planning board on a subdivision plat application. Many others need only be held at the option of a public body, because it may desire merely to gauge public opinion on a matter. Where a public hearing is required by law, the particular statute governing the subject matter usually sets forth the applicable procedural requirements.

Rapid re-housing assistance. The provision of housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

Relocation: The movement of a person as a direct result of the implementation of federally assisted acquisition, demolition, conversion, or rehabilitation activities.

Severe cost burden. The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

State. Any State of the United States and the Commonwealth of Puerto Rico.

Transitional housing. A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

Victim service provider. A private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.

Unit of general local government. A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (24 CFR part 92) or the CDBG program (24 CFR part 570).



Subrecipient: A public or private nonprofit agency, authority or organization, or a for-profit entity receiving CDBG, HOME or ESG funds from the County or another subrecipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction or services subject to the procurement requirements in 24 CFR Part 85.36 or in 24 CFR Part 84, as applicable.

Substantial Amendment: A substantial amendment is a change to the jurisdiction's planned or actual activities as published in the Consolidated Plan or Annual Action Plan.

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