

## **ACDA Accomplishments/Program Summaries/Goals**

**12/15/09**

The Albany Community Development Agency (ACDA) is responsible for administering and distributing community development funds received annually from the U.S. Department of Housing and Urban Development, NYS Affordable Housing grants, City of Albany and other resources. The office also plays an active role in consolidated planning for the utilization of Community Development Block Grant (CDBG), HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds.

Each year, the ACDA awards entitlement grant funding to a number of local non-profit service providers through a competitive request for proposals process in the following areas:

- Community Housing Development Organizations (CHDOs)- **\$162,000**
- Homeless services/prevention- **\$190,000**- The ACDA is committed to serving the City of Albany homeless population. In the last year, funding has been spent on various homeless prevention programs benefiting almost 12,000 individuals who are homeless or in danger of becoming homeless.
- Housing/Economic Development (includes: Housing Acquisition Program, Homeowner Assistance Program, Senior Rehabilitation Program, and subrecipient awards)- **\$2,132,480**
- Neighborhood revitalization- **\$30,500**
- Planning- **\$25,000**
- Public facilities- **\$28,000**
- Public improvements- **\$217,000** (sidewalk and road improvements)
- Public services- **\$496,000** (approximately 32 subrecipients)- In the last year, the Albany Community Development Agency has spent almost \$500,000 supporting 32 different public services, such as the Prescription Relief Program which offers \$7 prescriptions to qualifying seniors. Other public services funded include educational programs, housing services, and legal services. Approximately \$400,000 CDBG dollars have been spent on programs benefiting over 10,000 children and teens in our last program year.

Since 2006, the Albany Community Development Agency has received over **\$1,000,000** in Federal and State Brownfield grants. These grants are used to restore polluted properties so that they may be safely returned to productive use.

The ACDA offers a number of housing programs for both existing homeowners and those who are interested in acquiring a home in the City of Albany. The office is also responsible for administering a federally funded Lead Paint Abatement Program, which provides grants to qualified homeowners for the removal and/or containment of lead paint. Details of these programs are outlined below:

**Home Acquisition Program (HAP)**- helps low-income households buy a home of their own in the City. Maximum HAP assistance is \$14,900 in the form of a 5 year pro-rated deferred loan. Income must be less than 80% of the area median as defined by the U.S. Department of Housing and Urban Development (HUD). Since January 2009 there have been **19 completed HAP cases** for a total of **\$283,100** in assistance.

**Homeowner Assistance Program (HOAP)**- helps low-income homeowners rehabilitate their owner-occupied homes so they meet housing quality standards. Maximum assistance is \$25,000, with a base grant of \$5,000 in exchange for living in the property for 5 years. A loan secured by a mortgage on the property for the remaining cost of the rehabilitation up to \$20,000. Terms are tailored by the ability to repay. Income must be less than 80% of the area median as defined by HUD. A total of **\$497,865** has been budgeted for this program in Year 35. Since January 2009 there have been **45 completed HOAP cases, resulting in a total of \$512,431** in assistance.

**Senior Rehabilitation Program (SRP)**- designed by the ACDA to provide substantial repair to housing units, owned by persons over the age of 62, 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, up to \$5,000. Eligible participants must be homeowners residing in the City of Albany with an income below 80% of the area median as defined by HUD. A total of **\$200,000** has been budgeted for this program for Year 35. Since January 2009, there have been **28 completed SRP cases**, resulting in a total of about **\$116,000** in Senior Rehab assistance.

**Neighborhood Strategy Area Home Improvement Program (NSAHIP)**- NYS Affordable Housing Corporation grant. Assistance is for homeowners in any one of the City designated Neighborhood Strategy Areas (NSAs) including Arbor Hill, West Hill, South End, North Albany, and Capitol Hill to rehabilitate their homes (1-4 units). The maximum assistance for a one family home is \$10,000. The maximum assistance for a 2-4 unit home is \$20,000. Since January 2009, **41 units** have been assisted for a total of **\$300,000, the total grant amount**. This grant is now closed. The ACDA has submitted another application for additional Home Improvement Program funding and it has been approved. **The award amount is an additional \$300,000.**

**Lead Assistance Program**- Lead hazard control assistance helps eligible property owners reduce the hazards of lead based paint to meet Federal standards. Income must be less than 80% of the area median income as defined by HUD. Assistance is in the form of a grant that does not have to be repaid. Normally **\$10,000** is spent per unit to make the unit lead safe. Since January 2009, **33 homes** have received lead assistance resulting in a total of **\$519,809** in assistance.

Since 1997, the Albany Community Development Agency's nationally recognized LEAD Rehabilitation Program has received \$25 million to make over **1700** units of Albany's housing stock Lead Safe.

The Agency has also recently been awarded an additional \$3 million Lead grant which will run until October 2011.

**Neighborhood Revitalization Program/Demolition-** This new unit will be charged with the administration of the abandoned building initiative, which will utilize funding, programming and resources to reduce the number of buildings that sit idle, or negatively impact neighborhood livability. Part of this program will address dangerous deteriorating and/or vacant buildings that pose a threat to neighborhood residents through demolition. Current funds budgeted for the Neighborhood Revitalization Program and demolition initiatives are **\$310,000**. Added to this funding will be any reimbursement from Albany County on repayments of demolition costs. Since January 2009, there have been 8 demolition cases totaling \$216,802.

**South End Improvement Corporation Homeowner Rehabilitation Program-** The South End Improvement Corporation and the ACDA partnered to assist low income households in the South End. The program assisted a total of 13 units in this neighborhood. Program eligible participants can receive up to \$19,000 per unit for improvements. The total available funding for this program is **\$300,000**.

**Homelessness Prevention and Rapid Re-housing Program (HPRP):** The ACDA is the recipient of \$1,523,772 in HPRP stimulus funding. We are currently working with CARES, Inc., the Continuum of Care and other homeless agencies to implement the program effectively.

**Community Development Block Grant- Recovery (CDBG-R):** The ACDA is the recipient of \$996,140 in CDBG-R stimulus funding. Projects for this funding include demolitions, stabilization, and rehabilitation in Neighborhood Strategy Areas in the City creating at least 5 units of affordable housing, stabilization of 2 historic buildings in Arbor Hill and elimination of slum and blight through approximately 14 demolitions in various NSAs.

## Goals

The ACDA has worked diligently to secure other sources of funding and leveraging opportunities and will continue to do so. ACDA staff will continue to competitively seek other funding through New York State as well as additional Lead Paint Abatement funding.

The creation and rehabilitation of safe, affordable housing is a priority for the ACDA. Also, the ACDA is always working to eliminate fair housing barriers. The recent creation of the Neighborhood Revitalization unit is proof of this. The goal is to revitalize low to moderate income and troubled areas into functional, successful neighborhoods. A major outcome of all of ACDA's efforts will be increased fair and affordable housing for City residents.

The ACDA will continue its careful review of the programs and subrecipients that receive CDBG funding each year in order to continue its Federal compliance requirements.

The ACDA will continue to make the process for the allocation of Federal funds open and transparent through their update of the 5 Year Consolidated Plan which is due to HUD by April 15, 2010. This is a document which seeks input through public participation.

The Community Development Agency will work and coordinate with other City departments such as : the Albany Housing Authority, the Building and Codes Department, the Office of Equal Employment Opportunity and the Neighborhood Revitalization unit in order to bring about safe, affordable, and quality housing opportunities for City residents.