



City of Albany HOME-ARP Allocation Plan

January 2023





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Introduction

The American Rescue Plan (ARP) was signed into law on March 11, 2021 and provides federal funding to relieve the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. Within the ARP, Congress appropriated \$5 billion specifically to address the need for homelessness assistance and supportive services. Intended to be administered through HUD's existing HOME Investment Partnerships Act (HOME) Program, this allocation of ARP funds, known as HOME-ARP, must be used to perform four eligible activities that primarily benefit individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The four eligible HOME-ARP activities include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

The City of Albany has been allocated \$1,798,393 in HOME-ARP funds and has engaged in a consultation and public participation process to develop this HOME-ARP Allocation Plan. In this plan, the City describes how it intends to distribute HOME-ARP funds locally, including how the funds will be used to address the needs of qualifying populations. In accordance with federal regulations and the guidance contained in Community Planning and Development Notice CPD-21-10, the plan will be submitted to HUD as a substantial amendment to the City's Fiscal Year 2021 Annual Action Plan.

Consultation

Before developing this HOME-ARP Allocation Plan, the City consulted with a variety of agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems. Input from these providers was also used to determine the HOME-ARP eligible activities currently taking place within the City's jurisdiction and potential collaborations for administering HOME-ARP.

At a minimum, the City is required by HUD guidance to consult with the Balance of State Continuum of Care (which serves Albany), homeless and domestic violence service providers, veterans' groups, the Albany Housing Authority, public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Albany's HOME-ARP consultations included representatives from each of these organization types and others that serve people experiencing homelessness in Albany. These consultations are summarized in the table that follows.

Summarize the consultation process:

Albany began its consultation process by identifying organizations and points of contact representing each of the required areas of consultation. Each of these contacts was sent an electronic questionnaire to complete. The questionnaire asked detailed questions specifically targeted to the types of input required for the HOME-ARP plan. Responses were received over a two-week period from November 28, 2022, to December 9, 2022. A total of 28 questionnaires were completed, including multiple responses from a single organization in a few cases. These responses formed the basis for determining the City's proposed HOME-ARP activities, uses of funds, and the composition of a first draft of the HOME-ARP plan.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Albany Housing Authority	Public Housing Authority	Questionnaire	Albany needs adequate housing to address the needs of targeted demographics such as veterans, homeless youth, etc.
Albany Second Chance	Other: Re-entry	Questionnaire	Albany would benefit from housing that offers returning citizens temporary, non-standard housing. This would offer the opportunity to find work and reduce recidivism. Other unmet needs include housing, jobs, social services, temporary basic care.
Balance of State CoC (Georgia DCA)	Continuum of Care	Questionnaire	Greatest unmet needs are affordable housing, community/housing navigators, and rental assistance (with support).
City of Albany Department of Community & Economic Development	City, county, or state agency	Questionnaire	Albany needs a sufficient supply of affordable, decent, and energy efficient housing for low to moderate income households and for the homeless population with the inclusion of supportive services to encourage self-sustainability.
Columbus Community Service	Disability rights and/or services	Questionnaire	Greatest unmet needs are public housing, rental assistance, and utility assistance
Georgia Department of Veterans Service	Veterans services	Questionnaire	The greatest unmet need is more income-based housing/affordable housing and better/safer shelters; and securing housing, then assistance with utilities and food once housing has been secured. The service needs to also include employment services.
Level Up Young Man, Inc.	Other: Mentoring	Questionnaire	Albany needs affordable decent housing
Liberty House of Albany	Domestic violence service provider	Questionnaire	Affordable housing in safe neighborhoods
NID Housing Counseling Agency	Fair housing and/or civil rights organization	Questionnaire	Greatest need is lack of safe, sanitary and affordable housing
Open Arms, Inc.	General homelessness service provider	Questionnaire	Housing for young people and families. Public transportation with extended hours; number of available shelters; available funding to homeless providers



Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Sherwood Hope Center	General homelessness service provider	Questionnaire	The greatest unmet need for the housing and homeless service in Albany is availability of reasonable and safe housing for families living below the poverty level. The second is safe and clean homeless shelter facilities that are focused on moving clients beyond homelessness to self-sufficiency.
SOWEGA Rising	Other: Justice and advocacy	Questionnaire	Housing and long-term housing for homeless, better mental health services, wraparound services, a single common application to be shared among agencies, research to understand why people are homeless, affordable housing and innovative solutions like tiny housing or shipping container housing
The Salvation Army, Albany Corps	General homelessness service provider	Questionnaire	Affordable and safe housing for those who have a fixed income.
Eckerd Connects	Workforce	Questionnaire	Supportive services, and the usage of implementing specific services for specific populations.
United Way of Southwest Georgia	Other: Philanthropic Organization	Questionnaire	Actual Physical Housing that is safe, affordable and maintained. There is minimal housing opportunity for those in transition, elderly and low income based.
South GA Starz Academy INC	Continuum of Care	Questionnaire	Lack of jobs that provide sufficient income to prevent homelessness. Significant amount of unmet and undiagnosed mental health issues
National Alliance on Mental Illness	Other	Questionnaire	Shelter and wrap around services
NAMI Albany Ga	Other	Questionnaire	Safe housing and support for families with children
Municipal Court of Albany, GA – Albany Works! Restorative Justice Program	City, county or state agency	Questionnaire	Temporary/Emergency living quarters - up to 1 year
Morehouse School of Medicine	Continuum of Care, City, County or State	Questionnaire	Combating Homelessness



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Health Care for Homeless Veterans	Veteran Services	Questionnaire	Emergency Shelter services for families, non-domestic violence shelter services for women
Georgia Department of Behavior Health and Developmental Disabilities	Continuum of Care,	Questionnaire	Prevention of Homelessness. For example, since COVID funds were stopped, many of the elderly and low-income families are on the verge of eviction. Funds are needed to see them through before they become homeless. Also, funds to create or support employment opportunities for those homeless or close to being homeless and need work.
First United Methodist Church Albany, GA	General Homelessness Service Provider	Questionnaire	I strongly believe that Albany is need of a large transitional facility, with social services, computers, housing, education, laundry services. Many homeless women are victims of violence due to unsecured housing. Many people are living in encampments. With a proper facility, we can help people change their lives and gain freedom from oppression and suppression due to a lack of viable services. We need more affordable housing and education!
GA Department of Public Health, Southwest Health District 8-2(Children's Medical Services)	City, County or State Agency	Questionnaire	Parents are placed on waiting list for years.
Feeding The Valley	Other: General Homelessness service provider	Questionnaire	City needs enough and sufficient housing
Family Literacy Connection	Other: Non-Profit Organization	Questionnaire	I believe the greatest unmet need is shelter for the homeless. Many people are becoming homeless and shelters are full and cannot take anymore individuals. Some individuals have children. Some shelters stop taking people at a certain age. More shelters should be built.
Dougherty County School System	City, County, or State Agency	Questionnaire	There is not enough low-income housing to assist our community. Members of our community are underemployed and cannot sustain month to month with their current incomes.
Community Development Council	City County or State agency	Questionnaire	None given.



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Aspire BHDD	Continuum of Care	Questionnaire	Street outreach, interim/short term housing options while applying for housing assistance, transportation options
Albany Area YMCA	Veterans services, disability rights, and continuum of care	Questionnaire	<p>There are multiple encampments in our community, and there are also numerous instances of homeless people living in cars. I am aware that there are a wide variety of reasons that people are homeless such as unemployment, mental illness, substance use/abuse, fear of authorities, and even personal preference. We see people occasionally sleeping in their vehicle in the YMCA parking lot and we have to awaken them and ask them to leave. There has never been an incident, but the possibility exists for something to happen. Occasionally, we have allowed people inside to use our restroom facilities, and then we are able to refer to the Rescue Mission, Salvation Army, etc. Different church groups offer meals to homeless and others in need, however, it is typically not on a daily basis. I have recently had discussions with the Veterans Administration, and there is apparently a large number of homeless veterans in our community.</p>



Before determining its preferred HOME-ARP activity and proposed use of funds, the City presented a HOME ARP framework to the Albany-Dougherty Coalition to End Homelessness at its November 28, 2022. During the Coalition meeting several members provided feedback on the City's proposal and expressed strong support for the City's plan and a willingness to maintain dialogue as the HOME-ARP project progresses. Specific input and feedback received during the Homelessness Coalition meeting is detailed below:

- Housing and shelter needs for seniors are increasing. Open Arms (which primarily serves youth) has seen an increase in calls for help finding housing for seniors but is limited in its ability to assist because of housing stock availability.
- Affordable housing is a need. Landlords have dramatically increased rents. The inventory of affordable housing is low and decreasing. Even moderate-income, employed individuals have difficulty finding available rentals.
- Some homelessness needs seem to be cyclical and rise and fall over time.
- There will need to be diligent case management attached to the program to ensure residents are assisted in moving toward permanent housing, thereby making the HOME-ARP units available for other residents in need.
- A centralized intake / coordinated entry approach should be employed. A one-stop approach where beneficiaries have an opportunity to make face-to-face contacts with a variety of service organizations will help ensure warm handoffs and successful referrals.

Included in the Appendix to this plan are copies of sign-in sheets from the Coalition meeting indicating the representatives and organizations/agencies in attendance.

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Prior to adoption by the Albany City Commission and submission to HUD, the City invited members of the general public to participate in the HOME-ARP planning process by reviewing and commenting on a draft of the Allocation Plan. The draft HOME-ARP Allocation Plan was made available for public review and comment for a 15-day period beginning January 13 until January 27, 2023, via the Albany Department of Community and Economic Development website and a Public Notice was published on January 13, 2023, in the *Albany Herald* and on Albany DCED's website and social media to notify residents of the opportunity.



The public was invited to submit written comments by mail or hand delivery to the Department of Community and Economic Development office at 230 South Jackson Street. Additionally, the City advertised its availability to receive comments by phone and email, as well as orally at a public hearing.

- **Public comment period:**
 - start date – January 13, 2023
 - end date – January 27, 2023
- **Public hearing:**
 - 230 South Jackson, 1st Floor Conference Room, February 2, 2023 @5:30p.m.

Describe any efforts to broaden public participation:

In preparing this HOME-ARP Allocation Plan, the City of Albany conducted public outreach to gather input from citizens, City staff, the Continuum of Care, the Albany Housing Authority, non-profit agencies, local service providers, government agencies, and others. To involve members of the public in the Plan, the City advertised its draft HOME-ARP Allocation Plan, including the amount of the City's allocation, the range of activities eligible for funding, and the City's proposed use of HOME-ARP funds in the *Albany Herald* newspaper on January 13, 2023. In the public notice, the City specified procedures for requesting accommodation and interpretation for anyone needing support in order to fully participate in the public hearing. The public hearing was held on February 2 at 5:30 p.m. on first floor conference room located at 230 South Jackson Street, Albany Ga. This location is served by public transportation and is ADA accessible. The City offered a variety of avenues for members of the public to participate by commenting on the draft plan. These included both mail and email options for written comments, telephoned comments (with assistance available for persons with hearing impairments through Georgia Relay) and the opportunity to comment orally at the scheduled public hearing.

Summarize the comments and recommendations received through the public participation process:

Before developing this HOME-ARP Allocation Plan, the City consulted widely with a variety of agencies and service providers whose clientele include the HOME-ARP qualifying populations. Consultations were achieved primarily by questionnaire and through a facilitated discussion with members of the Albany-Dougherty Coalition to End Homelessness at the Coalition's November 28, 2022. The comments and recommendations received through these processes are summarized in the preceding "Consultation" section of this plan. In addition to the Coalition's meeting, the City conducted strategic partnership meetings with local community partners who currently serve the qualifying population. On January 3, 2023 the City met with Open Arms, Associate Executive Director, local community partner who serves the Homeless, as defined in 24 CFR 91.5.3, unaccompanied youth under 25 years of age qualifying population. On January 11, 2023 the City met with Liberty House of Albany, Executive Director, local community partner who serves the Homeless, as defined as Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.

Upon completion of a draft of the City's HOME-ARP Allocation Plan, the draft plan was made available for public comment for a 15-day period beginning January 13 until January 27, 2023.

Summarize any comments or recommendations not accepted and state the reasons why:

Not applicable. The City did not receive any comments or recommendations during the public comment period.



Needs Assessment and Gaps Analysis

This needs assessment and gaps analysis evaluates the size and demographic composition of HOME-ARP qualifying populations within Albany and assesses the unmet needs of those populations. This analysis includes both gaps in the current supply of housing and shelter units as well as gaps within the services offered by the local network of homeless assistance organizations. A variety of data sources inform this analysis, including the City's recent 2021-2025 Consolidated Plan, the CoC's point in time and housing inventory counts, and consultations with service providers.

Homeless Needs Inventory and Gap Analysis Table

Homeless														
	Current Inventory						Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Individu a ls in Househ ol ds w/ Children	Individu a ls in Adults- Only Househ ol d s	Vets	Victim s of DV	Family		Adults Only		
	# of Bed s	# of Units	# of Beds	# of Units	# of Beds					# of Bed s	# of Units	# of Beds	# of Units	
Emergency Shelter	26	12	43	43	0									
Transitional Housing	19	7	0	0	0									
Permanent Supportive Housing	8	4	47	47	0									
Other Permanent Housing						- -	--	--	--					
Sheltered Homeless						5 0		--	--					
Unsheltered Homeless						9 4		7	--					
Current Gap										56 beds – emergency and transitional housing				

Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Note: Data from the 2019 Point-in-Time Count for the Georgia Balance of State Continuum of Care was not broken down by individuals in households with and without children, other permanent housing, or victims of domestic violence.



Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	17,940		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,075		
Rental Units Affordable to HH at 50% AMI (Other Populations)	3,645		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,540	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,440	
Current Gaps			4,980

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Residents Experiencing Homelessness

Albany is part of the Georgia Balance of State Continuum of Care (CoC), which conducts an annual Point-in-Time count of people who are homeless during the last ten days of January each year. The 2019 Point-in-Time count for the Georgia Balance of State CoC was held on January 28, 2019. It counted a total of 144 people experiencing homelessness in Dougherty County.

Of the 144 people experiencing homelessness counted in the Point-in-Time count, 94 were categorized as unsheltered and 50 as sheltered. Eight people were categorized as chronically homeless (5.6% of all people experiencing homelessness). Note that these figures do not represent the entire population experiencing homelessness in Dougherty County, but rather the number of people experiencing homelessness who were sheltered and unsheltered at the time of the 2019 Point-in-Time count. As the inventory of homeless facilities in the area shows, a considerably higher number of people who are homeless are assisted within the county than the Point-in-Time count reflects. Data was not available for families with children and unaccompanied youth in the City of Albany or Dougherty County.

Of the 144 people experiencing homelessness counted in the Point-in-Time count, 94 were categorized as unsheltered and 50 as sheltered. Eight people were categorized as chronically homeless (5.6% of all people experiencing homelessness). Note that these figures do not represent the entire population experiencing homelessness in Dougherty County, but rather the number of people experiencing homelessness who were sheltered and unsheltered at the time of the 2019 Point-in-Time count. As the inventory of homeless facilities in the area shows, a considerably higher number of people who are homeless are assisted within the county than the Point-in-Time count reflects. Data was not available for families with children and unaccompanied youth in the City of Albany or Dougherty County.

Of the 144 people experiencing homelessness counted in the Point-in-Time count, seven were unsheltered veterans (4.9%).

The City of Albany GA has an Albany/Dougherty Homeless Coalition that is comprised of multiple diverse community organizations and volunteers that serve the City's homeless population. Each year the City of Albany, GA Department of Community and Economic Development sponsors an Annual Project Homeless



Connect where the qualifying population comes to receive resources, materials and services as well as give data informing the City of their situations.

The 2022 Project Homeless Connect project was held on Tuesday, November 15, 2022. It collected data on a total of 170 individuals who are a part of the qualifying populations. The survey data collected from this project, there will be included in the appendix.

Residents At Risk of Homelessness

Two-thirds of all households with incomes under 80% AMI (HUD-adjusted median family income) in the City experience cost burdens. Severe cost burdens affect 1,325 owners and 4,760 renters in total comprising nearly 75% of all cost-burdened households in the City of Albany. For the lowest income households (those with incomes under 30% AMI), severe cost burdens are most common, impacting 3,615 of the 6,305 households at that income level where the majority are renter households.

The primary housing issues facing low- and moderate-income residents are related to affordability and availability. Approximately 4% of all households have zero or negative (no) income while 3% of all households, experience overcrowding (or are doubled up). Less than 1% of all households reside in substandard housing or lack complete plumbing and kitchen facilities. These percentages pale in comparison to households with cost burdens, the total number of households experiencing problems other than cost burdens amounts to 2,225 or nearly 8% of all households in the City of Albany.

Survivors of Domestic Violence

The Centers for Disease Control estimates that 37.4% of women and 30.4% of men in Georgia have experienced any contact with sexual violence, physical violence, or stalking by an intimate partner in their lifetimes.¹ This equates to an estimated 14,903 women and 10,224 men living in Albany, based on the City's 2015-2019 total population of 73,478.² An estimated 45.5% of women and 49.9% of men in Georgia have experienced any psychological aggression by an intimate partner,³ which equates to an estimated 236,883 women and 244,408 men living in Albany.

Other Populations At Risk of Housing Instability

Persons with Alcohol or Drug Addiction

The region that includes Dougherty County and 23 other Georgia counties has an estimated 4.5% rate of alcohol use disorder in the past year for individuals aged 12 and older, according to 2014-2016 data from the US Substance Abuse & Mental Health Data Archive (SAMHDA). About 1.6% of the region's population is estimated to have used cocaine use in the past year, and heroin use in the past year is estimated at 0.2%.⁴ The rate of drug overdose deaths in Dougherty County was nine per 100,000 residents from 2016 to 2018.⁵

Re-entry Populations

¹ The National Intimate Partner and Sexual Violence Survey (NISVS) | 2010-2012 State Report. <https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf>

² 2015-2019 American Community Survey 5-Year Estimates, Table DP05

³ The National Intimate Partner and Sexual Violence Survey (NISVS) | 2010-2012 State Report. <https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf>

⁴ Substance Abuse & Mental Health Data Archive. "Interactive National Survey on Drug Use and Health Substate Estimates." <https://pdas.samhsa.gov/saes/substate>

⁵ County Health Rankings & Roadmaps. "Drug Overdose Deaths." <https://www.countyhealthrankings.org/>



In the state of Georgia, an estimated 404,000 residents are on probation, and 21,000 are on parole.⁶ This equates to an estimated 2,853 Albany residents on probation and 148 on parole, based on City and state populations for 2015-2019. The considerable numbers of City residents under criminal justice supervision indicate a continuing need to address the housing and supportive service needs of this population in Albany.

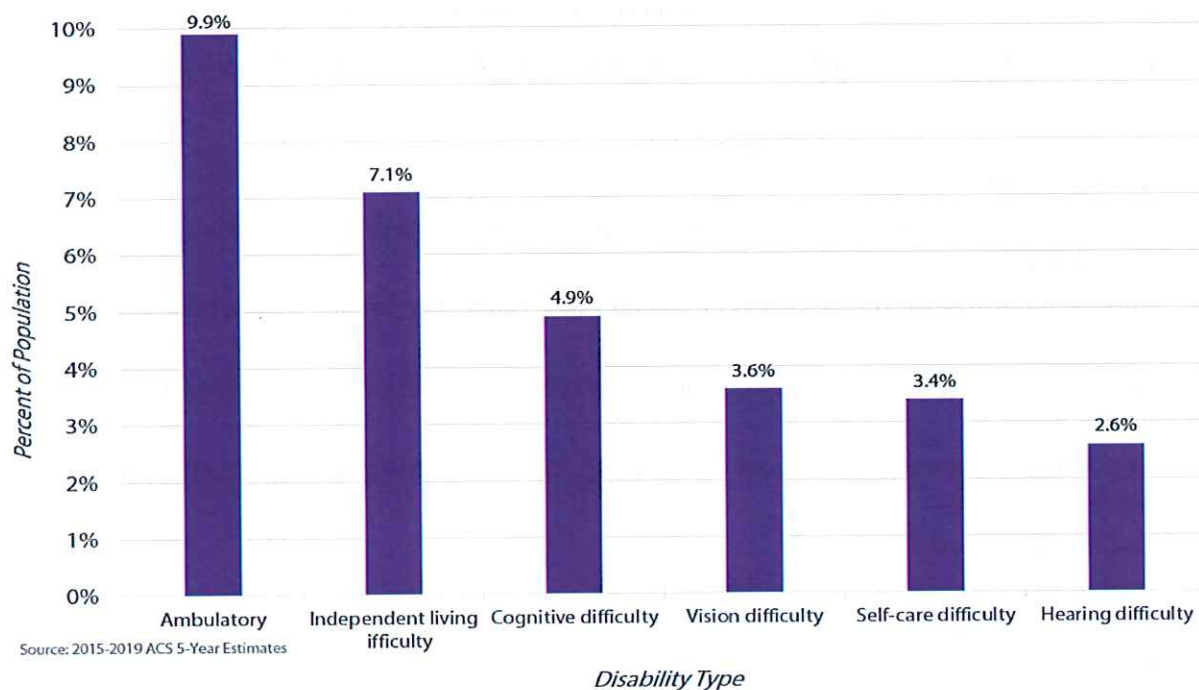
Elderly and Frail Elderly

An estimated 14.4% of Albany's population is elderly, aged 65 and over, and 5.8% of the population is considered frail elderly, aged 75 and over, according to 2015-2019 5-Year American Community Survey estimates. An estimated 39.4% of elderly individuals aged 65 and over in the City have a disability.

People with Disabilities

As estimated 15.8% of Albany residents have one or more disabilities. Figure 1 shows shares of population with a disability-by-disability type.

Figure 1. Disability by Type in the City of Albany



People with HIV/AIDS and their Families

1.4 According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, there were an estimated 54,600 people living with HIV in Georgia in 2018, including 2,501 people newly diagnosed that year. In Dougherty County, about 985 out of every 100,000 residents were living with HIV, and 55.4 of every 100,00 people were newly diagnosed with HIV in 2018.⁷

⁶ Prison Policy Initiative. Profiles. Retrieved from: <https://www.prisonpolicy.org/profiles>

⁷Emory University Rollins School of Public Health, AIDSVu. (2018). Retrieved from: <https://map.aidsvu.org/map>

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- **Sheltered and unsheltered homeless populations,**
- **Those currently housed populations at risk of homelessness,**
- **Other families requiring services or housing assistance or to prevent homelessness and,**
- **Those at greatest risk of housing instability or in unstable housing situations**

Data from the Point-in-Time Count and stakeholder input indicate a need for housing and services to address homelessness in Albany. Participants in community input sessions and stakeholder interviews noted that needs include increased emergency shelter space for people experiencing homelessness, homelessness prevention services such as rent, mortgage, and utility assistance, and a large-scale plan to address homelessness in the City.

Housing and service providers who participated in the Homelessness Service Provider Questionnaire noted the following as the greatest unmet needs in the housing and service delivery system:

- Affordable, safe, decent, energy-efficient housing, including innovative solutions like tiny housing or shipping container housing
- Housing for young people and families
- Income-based housing
- Safe and clean homeless shelter facilities that are focused on moving clients beyond homelessness to self-sufficiency
- Adequate housing for the homeless population with supportive services to encourage self-sustainability
- Adequate housing to address housing needs for specific populations, such as veterans and homeless youth
- Safe, decent temporary housing for re-entry populations, including the opportunity to find work and reduce recidivism
- Community/housing navigators
- Rent, utility, and food assistance (with support)
- Better mental health services
- Wrap-around services
- Public housing
- Employment services
- Living wage jobs
- Public transportation with extended hours
- Funding for homeless providers
- A single common application to be shared among agencies
- Research to understand why people are homeless

Residents experiencing homelessness who participated in the Housing Questionnaire noted the following housing and supportive service needs:

- Affordable housing
- Shelter
- Healthy food



- Employment
- Jobs
- Education to learn a skill or trade
- Assistance with the judicial system and probation (state and local)
- Incentives for employers to hire people experiencing homelessness
- Money
- Birth certificates
- Transportation, bus financing/rides

The top unmet housing and service needs of qualifying populations, including those who may be at risk of housing instability, are described below:

Housing that is Affordable, Accessible, Safe, and Low-Barrier

High housing costs make it difficult for individuals and families who are experiencing homelessness, at risk of homeless and housing instability. The City of Albany is an entitlement community under the U.S. Department of Housing and Urban Development. According to census data the City of Albany has a population of 69,048 family poverty rate for the City of Albany is 29.7% while the federal threshold poverty 17.96%. The per capita income \$20,351 and the federal is \$24,306. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2023 estimates fair market rent for a two-bedroom unit in Albany at \$880 per month, and a three-bedroom unit at \$1,153 per month.⁸ Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations that are experiencing severe cost burdens. This could include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed a need to increase the supply of affordable housing that is in good condition, provide support and training to increase homeownership, and to support housing rehabilitation for low-income homeowners.

Transportation

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs.

⁸ HUD User. HUD Metro FMR Area Small Area FY 2020 Fair Market Rents. Retrieved from: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/select_Geography.odn



Specialized Housing and Supportive Services

Specialized housing is often needed to target needs of specific populations, although the Housing First model emphasizes that supportive services should not be required for people to access housing. People with intellectual or developmental disabilities, people living with HIV/AIDS, and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services.

Workforce Development and Employment Services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

Physical and Mental Health and Treatment Services

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.⁹

Education/Combating Perceptions

Combatting stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing risk of homelessness.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Albany Housing Authority maintains 18 public housing developments across the City (in 20 physical properties), with an estimated 1,117 units and maintains nearly 100 public housing units owned by the Lee County Housing Authority. The AHA is planning to convert all its remaining public housing units to Project

Based Section 8 units in the next few years. AHA is currently in Phase I of its RAD conversion, during which major renovations will take place at McIntosh Homes, O.B Hines Homes, Thronateeska Homes and Golden Age Apartments.

⁹ Centers for Disease Control and Prevention. (n.d.). Public health workbook to define, locate, and reach special, vulnerable, and at-risk populations in an emergency. Retrieved from: https://emergency.cdc.gov/workbook/pdf/ph_workbookfinal.pdf



According to HUD's Low Income Housing Tax Credit (LIHTC) database, there is also one tax credit property in the City of Albany (Ashley Riverside) that provides about 105 units of housing affordable to households with incomes at or below 60% AMI. Additional research indicates that The Vantage Group provides about 38 units at Coves at Southlake at or below 60% as well.¹⁰

Multiple organizations in Albany provide emergency, transitional, and permanent housing and supportive services for people experiencing homelessness in Albany. Facilities include:

- An estimated 21 year-round emergency shelter beds through Liberty House of Albany, about 14% of which are adult-only beds (3 beds) and about 86% of which are family beds (18 beds)
- An estimated 40 year-round emergency shelter beds through the Salvation Army, 95% of which are adult-only beds (38 beds) and 5% of which are family beds (2 beds)
- An estimated eight year-round emergency shelter beds through Open Arms, Inc., 50% of which are child-only beds (4 beds), 25% of which are adult-only beds (2 beds), and 25% of which are family beds (2 beds)
- An estimated 19 transitional housing beds through Open Arms, Inc. maternity group home (12 beds) and youth transitional housing (7 beds)
- An estimated 55 permanent supportive housing beds through the Albany Area Community Service Board (now ASPIRE Behavioral Health and Developmental Disability Services); and
- 17 Rapid Re-housing beds provided by the City of Albany and 19 Rapid Re-housing beds through Open Arms, Inc.¹¹

Additional services targeted to people experiencing homelessness include:

- Open Arms, Inc. provides transitional housing, life skills training, and supportive services for youth. The organization also provides street outreach, emergency shelter placement, temporary hotel placements, food, and transportation for youth not participating in residential programs. The organization's maternity group home provides scattered-site housing for youth with children.
- Salvation Army provides temporary emergency shelter, utility assistance, clothing assistance, food assistance, disaster relief services, and a day Center for homeless outreach.
- Liberty House provides a range of services for victims of domestic violence, including a crisis line that operates 24/7 with advocates available for support; emergency shelter services; outreach advocacy; and legal advocacy.

A variety of mainstream services complement services targeted to people experiencing homelessness in Albany. The Georgia Balance of State Continuum of Care focuses on supporting coordination and collaboration among these systems so that people experiencing homelessness can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Examples of health, mental health, employment, and other services that complement services targeted to people experiencing homelessness in Albany include:

¹⁰ <https://www.novoco.com/sites/default/files/atoms/files/georgia-lihtc-properties-ga2-112021.pdf>

¹¹ Georgia Balance of State Continuum of Care. (2019). Housing Inventory Count. (table includes shelter beds, transitional housing beds, and permanent supportive housing beds in the CoC that are located in the City of Albany and surrounding area).



- WorkSource Georgia provides career training as well as opportunities for companies to connect with training for their employees.
- Albany State University and Albany Technical College offer academic degrees, certificates, and workforce training opportunities.
- Federally qualified community health centers, such as those operated by Albany Area Primary Health Care, are also located across the City, and offer a range of health, dental, and mental health services with sliding scale fee programs for qualifying residents.
- Aspire Behavioral Health and Developmental Disability Services provides adult and youth behavioral health services, addictive disease services and recovery support center, a behavioral health crisis center, mental health and addictive disease crisis stabilization, and services for people with developmental disabilities.
- A variety of nonprofit focused organizations focused on economic development, education, housing, and homelessness are located in or work within the City, including Liberty House of Albany, 90Works, Graceway Recovery Residence, The Salvation Army, Flint River Habitat for Humanity, Boys & Girls Clubs of Albany, Open Arms, Inc., and Leadership Albany.
- Access to capital is available for small businesses through the City of Albany Department of Community and Economic Development, the Microbusiness Enterprise Center, Albany Community Together! (ACT!), and revolving loans through the Downtown Development Authority.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The gaps analysis in this plan identifies a gap of 56 emergency shelter and transitional housing beds needed to meet the needs of the City's homeless population. Additionally, 4,980 low-income renter households with one or more severe housing problems are at risk of homelessness.

Several organizations in Albany work to address the needs of people experiencing homelessness, including Liberty House of Albany and Salvation Army, which provide emergency shelter; Open Arms, Inc., which provides emergency shelter, transitional housing, and Rapid Re-housing; and ASPIRE Behavioral Health and Developmental Disability Services, which provides permanent supportive housing. The City of Albany also provides funding for Rapid Re-housing.

Residents experiencing homelessness who participated in the housing questionnaire noted that strengths of the institutional delivery system include housing and shelter providers, service providers such as the HOPE Center, which provides GED and life skills classes, and providers of food assistance.

Residents and stakeholders noted a need for additional emergency shelter and transitional and permanent housing beds to support people experiencing homelessness. While a range of housing and service providers exist in the City, there is a need to increase the capacity of these providers to provide beds and services through increased funding.



The primary gap in the service delivery system for special needs populations is the lack of funding needed to create additional beds and services. There is also a gap in services delivery for difficult-to-place special needs clients. The lack of supply of high-quality affordable rental and for-sale housing in the City presents another gap in the service delivery system. Additional gaps in the service delivery system discussed by people experiencing homelessness who participated in the housing questionnaire include:

- Health services
- Discount bus passes
- Healthy meals
- Employment
- Length of time to receive services
- Communication and follow-through

Residents and stakeholders who participated in this planning process noted a particular need for a one-stop community action center to provide a range of services, and for additional shelter space. Residents also emphasized that during the COVID-19 crisis, there is a need for additional funding for homelessness prevention services, such as rent, mortgage, utilities, and food assistance.

Housing and service providers who participated in the Homelessness Service Provider Questionnaire noted the following as the greatest unmet needs in the housing and service delivery system:

- Affordable, safe, decent, energy-efficient housing, including innovative solutions like tiny housing or shipping container housing
- Housing for young people and families
- Income-based housing
- Safe and clean homeless shelter facilities that are focused on moving clients beyond homelessness to self-sufficiency
- Adequate housing for the homeless population with supportive services to encourage self-sustainability
- Adequate housing to address housing needs for specific populations, such as veterans and homeless youth
- Safe, decent temporary housing for re-entry populations, including the opportunity to find work and reduce recidivism
- Community/housing navigators
- Rent, utility, and food assistance (with support)
- Better mental health services
- Wrap-around services
- Public housing
- Employment services
- Living wage jobs
- Public transportation with extended hours
- Funding for homeless providers



- A single common application to be shared among agencies
- Research to understand why people are homeless

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

A total of 12,650 households, approximately 44% of all households in the City of Albany, experience one of the listed housing problems. Data for households experiencing severe housing problems show that nearly a quarter of all households (7,080 households) experience one or more severe housing problems.

Overall, the most common housing problem in the City of Albany is cost burdens regardless of tenure type. Two-thirds of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the City experience cost burdens. Severe cost burdens affect 1,325 owners and 4,760 renters in total comprising nearly 75% of all cost burdened households in the City of Albany. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting 3,615 of the 6,305 households at that income level where the majority are renter households.

The primary housing issue facing low- and moderate-income residents are related to affordability. The cost burden is overwhelmingly impacting ability for individuals and families to obtain and maintain safe, suitable and affordable housing. Approximately 4% of all households have zero or negative (no) income while 3% of all households, experience overcrowding (or are doubled up). Less than 1% of all households reside in substandard housing or lack complete plumbing and kitchen facilities. The prevailing barrier for access to affordable housing is cost burden. Over 10,000 households, approximately 36% of all households in the City of Albany are experiencing significant cost burdens. When considering the housing needs inventory and gap analysis table we observe the severe need for additional affordable and suitable housing.



The data that follows indicates that the access to affordable housing disparity will continue to expand in the near future. HUD's fair market rent documentation for FY 2023 estimates fair market rent for a two-bedroom unit in Albany at \$880 per month, and a three-bedroom unit at \$1,153 per month.¹² Because of the high cost of housing, there is a need to increase the availability of affordable housing for qualifying populations. This could include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed a need to increase the supply of affordable housing that is in good condition, provide support and training to increase homeownership, and to support housing rehabilitation for low-income homeowners.

Identify priority needs for qualifying populations:

Albany's priority needs for HOME-ARP qualifying populations include:

- Affordable Rental Housing
- Emergency and transitional housing

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The level of need and gaps in shelter and housing inventory were determined using the Homeless Needs Inventory and Housing Need Inventory tables, information in the City's 2021-2025 Consolidated Plan, and consultation with housing and service providers in the Homelessness Service Provider Questionnaire.

Data from the 2019 Point-in-Time and Housing Inventory counts indicates that there were 144 people experiencing homelessness in Dougherty County and just 88 emergency and transitional housing beds available, indicating a gap of 56 emergency shelter and transitional housing units.

The Housing Needs Inventory indicates that 4,980 renter households with incomes of 50% AMI and below have severe housing problems, which may include lacking kitchen or complete plumbing, severe overcrowding, or severe cost burden.

The gaps in the service delivery system were determined through a survey of housing and service providers conducted during the HOME-ARP planning process. Needs were also determined through stakeholder interviews, public meetings, and a survey of residents experiencing homelessness conducted during the community engagement process for the City's 2021-2025 Consolidated Plan.

¹² https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:



The City of Albany will administer its HOME-ARP funds directly. Where subrecipients, contractors, developers, professional services, products, and materials may be required for the implementation of the City's HOME-ARP activities, these will be obtained in accordance with the City's established procurement policies and procedures.



The City of Albany's proposed HOME-ARP funded project will consist of the acquisition, rehabilitation or construction of affordable rental housing as a strategy for reducing homelessness. In consultation with homelessness service providers and other local stakeholders, the City proposes to program its HOME-ARP allocation toward Rental Housing through one or more of the following strategies:



1. The City may also consider the new construction of 4 duplexes (Up to 1000 square feet) to accommodate individuals or families at risk of homelessness. The City estimates that a total of 8 units will be created using allocated HOME-ARP funds. The City estimates that an appropriate site would need to be approximately 1.5 to 3 acres. Albany's inventory of City-owned residential properties likely contains suitable parcels for this use. The City would have contractors build the units.
2. Similar to the second option, the City may pursue the purchase of existing residential multifamily development by private owners. These individual units would serve as affordable rental housing for families or individuals experiencing, and at risk of, homelessness.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not applicable. The City will not allocate funds to a subrecipient or contractor to administer the entire HOME-ARP grant.

Use of HOME-ARP Funding

Funding Category	Funding Amount	Percent of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$ 1,528,634.05	85%	
Administration and Planning	\$ 269,758.95	15%	15%
Total HOME ARP Allocation	\$ 1,798,393		



Additional narrative, if applicable:

The City of Albany's HOME-ARP allocation of \$1,798,393 will be split between the costs of the project (\$1,528,634.05), and the costs of administering the project (\$269,758.95). These implementation costs include funding to outsource some aspects of the program. Supplemental funding will be requested from the City's local budget to sustain the program after that initial period.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The City's need for affordable rental housing is demonstrated by the gap analysis and citizen input within this plan. Data from the 2019 Point-in-Time and Housing Inventory counts indicates that there were 144 people experiencing homelessness in Dougherty County and just 88 emergency and transitional housing beds available, resulting in a gap of 56 emergency shelter and transitional housing units. The Housing Needs Inventory indicates that 4,980 renter households with incomes of 50% AMI and below have severe housing problems, which may include lacking kitchen or complete plumbing, severe overcrowding, or severe cost burden. These households are at significant risk of homelessness and, as their housing stability deteriorates, are likely to further increase the need for additional suitable, affordable and quality rental housing units.

Affordable Rental Housing has emerged as a preferred model for providing affordable, suitable quality housing added to the local housing inventory. With the goal of providing housing units for the qualifying population through strategic partnerships and referring agencies.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City estimates that a total of 8 affordable rental housing units will be created using HOME-ARP funds. The City will strive to produce as many new affordable rental housing units as possible, however, costs per unit vary depending upon many factors, including the cost of new construction (versus rehabilitation of existing units) as well as material and construction differences between the various building types under consideration.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The affordable rental housing production goal is 8 units. Albany's priority needs for HOME-ARP qualifying populations include Affordable Rental Housing. By adding 8 new affordable, suitable and quality rental units to the City's housing inventory, the HOME-ARP funds will reduce the current gap of needed affordable, suitable and quality housing for the next 15 years.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- A preference provides a priority for the selection of applicants who fall into a specific QP category or within a QP to receive assistance.
- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.
- Although preferences are identified below, each of the 4 qualifying populations will be eligible to participate in the rental housing program offered.

The City will establish the qualifying population '*other populations*' being at greatest risk of housing instability (subpopulation) as its first preference. The City has established this preference as supported by the data in the needs and gaps analysis section above.

The City will set a second preference for homeless, unaccompanied youth under 25 years of age or families with children and youth. This constitutes a subpopulation of people who are homeless, a HOME-ARP Qualifying Population so designated by CPD Notice 21-10 (§ IV.A.1 *Homeless*).

The City will set a third preference will be for Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.

In applying these preferences, the City will act in compliance with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). Eligibility and selection of applicants will be determined without regard to an applicant's race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, or national origin.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The City of Albany's method of prioritization will be all eligible QP applicants categorized as '*other population*' based on the aforementioned description. Once all eligible qualifying '*other population*' participants are enrolled in the program, all eligible qualifying homeless, unaccompanied youth under 25 years of age or families with children and youth will be enrolled in the program. Once all eligible homeless, unaccompanied youth under 25 years of age or families with children and youth are enrolled in the program, the qualifying population of fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking will be enrolled. Once all eligible QP of fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking will be enrolled, all remaining qualifying populations and subpopulations will be enrolled in the chronological order that it was received. A waiting list will be established for the HOME-ARP project with access provided to all Qualifying Populations. Qualifying households on the waiting list will be accepted in accordance with the preferences outlined above.

This method of prioritization will address the unmet needs and gap in access to affordable, suitable rental housing. The development of new construction rental units will reduce the gap of available, affordable and quality rental units in the City of Albany. The Albany-Dougherty Coalition to End Homelessness has found affordable rental housing to be an effective strategy for reducing homelessness and Coalition members suggested that preliminary findings from the 2022 PIT count (final data was not available as of the date of this draft) was supportive of the need for additional rental housing units in Albany. Although this plan does not eradicate the need for Homeless Services and additional resources; the construction of affordable and suitable rental housing adds to the City's available units and will reduce the needs gap in the housing inventory. This plan moves needle in a direction that reduces homelessness in the City of Albany and improves quality of life for individuals within the identified in the qualifying populations. New affordable rental housing targeted to the homeless population will provide a sustainable opportunity to reduce homelessness in the City.

HOME-ARP Refinancing Guidelines

The City of Albany will not use HOME-ARP funding to refinance existing debt secured by multifamily rental housing. Jurisdictions intending to use funds in this way are required to include in their HOME-ARP Allocation Plans guidelines describing the conditions under which a refinance of existing debt will be considered. In addition to adhering to 24 CFR 92.206(b), a jurisdiction's refinancing guidelines must:

- Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.
- State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- Specify the required compliance period, whether it is the minimum 15 years or longer.
- State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Albany will not use HOME-ARP funds to refinance existing debt and therefore does not establish any HOME-ARP refinancing guidelines in this plan. The above conditions and requirements are not applicable.



Appendix

1. Service Provider Questionnaire
2. Questionnaire Results
3. Albany-Dougherty Coalition to End Homelessness: November 28, 2022 Meeting
 - a. Sign-In Sheets
 - b. Presentation Slides
4. Public Notice

HOME-American Rescue Plan (HOME-ARP) Program

The City of Albany has been allocated \$1,798,393 in COVID recovery funds under the HOME-American Rescue Plan (HOME-ARP) program. These funds must be used for homelessness assistance and supportive services within the city.

Eligible uses of the funds include:

- Development and support of affordable housing
- Tenant-based rental assistance (TBRA)
- Provision of supportive services
- Acquisition and development of on-congregate shelter units
- Nonprofit operating expenses and capacity building

Before it can access the funds, the City is required to consult with local organizations that serve people experiencing homelessness regarding the needs they observe in the community and file a formal plan with HUD that reflects those needs.

Your responses here will help the City direct its HOME-ARP funding to the areas of greatest need.

Estimated time to complete: 3-5 minutes.

What is the name of the organization you are representing?

Please indicate the type of organization you are representing (check all that apply.)

<input type="checkbox"/> General homelessness service provider	<input type="checkbox"/> Domestic violence service provider	<input type="checkbox"/> Veterans services
<input type="checkbox"/> Fair housing and/or civil right organization	<input type="checkbox"/> Disability rights and/or services	<input type="checkbox"/> Public Housing Authority
<input type="checkbox"/> Continuum of Care	<input type="checkbox"/> City, county, or state agency	
<input type="checkbox"/> Other (please specify)		

Of the activities listed below, select the ones currently offered by your organization and those offered by the other Albany-area organizations.

	Offered by your organization	Offered by other Albany-area organizations
Development and support of affordable housing	<input type="radio"/>	<input type="radio"/>
Tenant-based rental assistance (TBRA)	<input type="radio"/>	<input type="radio"/>

supportive services		
Acquisition and development of non-congregate shelter units	<input type="radio"/>	<input type="radio"/>
Nonprofit capacity building	<input type="radio"/>	<input type="radio"/>

Based on your experience of the housing and homeless service delivery system in Albany, what are the greatest unmet needs?

1000

Please rank which of the four eligible uses would best serve the City of Albany, GA homeless and at risk of homelessness population.

Please rank 1 being the greatest and 4 being the least greatest.

☐ Tenant-based rental assistance (TBRA)

☐ Provision of Supportive services

☐ Acquisition and development of non-congregate shelter units

☐ Development and support of affordable housing

Reset

Based on your answer to question 5, how can your organization support this usage choice?

<input type="checkbox"/> Financial	<input type="checkbox"/> Case Management	<input type="checkbox"/> Housing Counseling
<input type="checkbox"/> Homeless Prevention	<input type="checkbox"/> Domestic Violence Prevention	<input type="checkbox"/> Mental Health Services
<input type="checkbox"/> Rental Assistance	<input type="checkbox"/> Educational Services	<input type="checkbox"/> Employment Assistance/Job Training
<input type="checkbox"/> Legal Services	<input type="checkbox"/> Life Skill Training	<input type="checkbox"/> Substance Abuse Treatment Services
<input type="checkbox"/> Food and Clothing	<input type="checkbox"/> Outpatient Health Services	<input type="checkbox"/> Credit Repair Services

☐ Parenting
Services

☐ Other

If you have further thoughts or comments on how Albany's HOME-ARP funds can be used to meet the city's greatest homelessness assistance needs, please include them below.

1000

Submit

HOME-ARP

What is the name of the organization you are representing?



Response	Count
Open Arms Inc	2
Eckerd Connects	2
United Way of Southwest Georgia- Community Impact Director	1
The Salvation Army-Albany	1
SOWEGA Rising	1
Southwest Public Health District	1
South GA Starz Academy INC	1
Sherwood Hope Center	1
National Alliance on Mental Illness	1
NAMI Albany GA	1
NAMI	1
Municipal Court of Albany, Ga> - Albany Works!-Restorative Justice program	1
Morehouse School of Medicine	1
Liberty House of Albany	1
Health Care for Homeless Veterans	1
Georgia Department of Behavior Health and Developmental Disabilities	1
Ga Dept. of Public Health, Southwest Health District 8-2 (Children's Medical Services)	1
First United Methodist Church Albany	1
Feeding The Valley	1
Family Literacy connection	1
Dougherty County School System	1
Community Development Council	1

Aspire BHDD	1
Albany Housing Authority	1
Albany Area YMCA	1

Answered: 27 Skipped: 1

Of the activities listed below, select the ones currently offered by your organization and those offered by the other Albany-area organizations.

☐ Development and support of affordable housing

Offered by other
Albany-area organizations

Offered by your
organization

Answers	Count	Percentage
Offered by other Albany-area organizations	18	64.29%
Offered by your organization	2	7.14%

Answered: 20 Skipped: 8

☐ Tenant-based rental assistance (TBRA)

Offered by other
Albany-area organizations

Offered by your
organization

Answers	Count	Percentage
Offered by other Albany-area organizations	14	50%
Offered by your organization	3	10.71%

Answered: 17 Skipped: 11

☐ Provision of supportive services

Offered by your organization

Offered by other Albany-area organizations

Answers	Count	Percentage
---------	-------	------------

Offered by your organization	19	67.86%
------------------------------	----	--------

Offered by other Albany-area organizations	5	17.86%
--	---	--------

Answered: 24 Skipped: 4

o Acquisition and development of non-congregate shelter units

Offered by other Albany-area organizations

Offered by your organization

Answers	Count	Percentage
---------	-------	------------

Offered by other Albany-area organizations	14	50%
--	----	-----

Offered by your organization	2	7.14%
------------------------------	---	-------

Answered: 16 Skipped: 12

o Nonprofit capacity building

Offered by your organization

Offered by other Albany-area organizations

Answers	Count	Percentage
---------	-------	------------

Offered by your organization	11	39.29%
------------------------------	----	--------

Offered by other Albany-area organizations	10	35.71%
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Answered: 21 Skipped: 7

Based on your experience of the housing and homeless service delivery system in Albany,...

Response	Count
----------	-------

There is not enough low income housing to assist our community. Members of our community are underemployed and cannot sustain month to month with their current incomes.	1
--	---

There is a need for rental and utility assistance.	1
--	---

There are multiple encampments in our community, and there are also numerous instances of homeless people living in cars. I am aware that there are a wide variety of reasons that people are homeless such as unemployment, mental illness, substance use/abuse, fear of authorities, and even personal preference. We see people occasionally sleeping in their vehicle in the YMCA parking lot and we have to awaken them and ask them to leave. There has never been an incident, but the possibility exists for something to happen. Occasionally, we have allowed people inside to use our restroom facilities, and then we are able to refer to the Rescue Mission, Salvation Army, etc. Different church groups offer meals to homeless and others in need, however, it is typically not on a daily basis. I have recently had discussions with the Veterans Administration, and there is apparently a large number of homeless veterans in our community.	1
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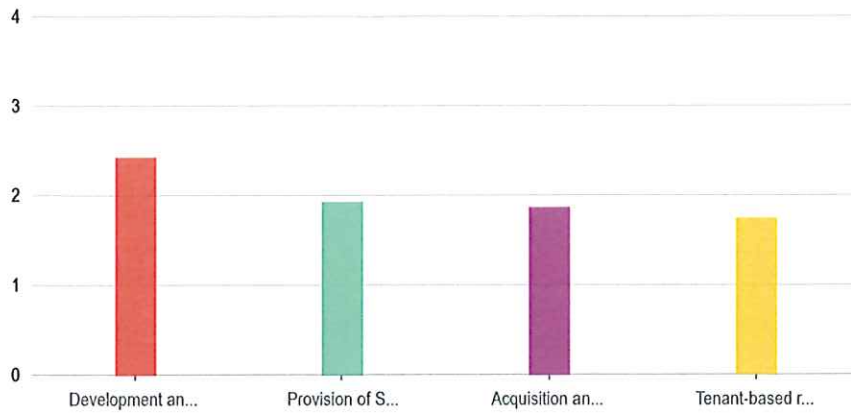
The greatest unmet needs are currently homelessness prevention. There are a significant number of families that will be evicted from their rental homes and foreclosed from their homes in the next 45-90 days. State and federal aids have ended, The eviction moratorium has been lifted. If this matter is not addressed, there will be a stark increase in homelessness that Albany does not have the infrastructure to support.	1
--	---

Temporary/Emergency living quarters - up to 1 year	1
--	---

Supportive services, and the usage of implementing specific services for specific populations.	1
Street outreach, interim/short term housing options while applying for housing assistance, transportation options	1
Shelter and wraparound services	1
Safe housing and support for families with children	1
Prevention of Homelessness. For example, since COVID funds were stopped, many of the elderly and low-income families are on the verge of eviction. Funds are needed to see them through before they become homeless. Also, funds to create or support employment opportunities for those homeless or close to being homeless and need work.	1
Parents are placed on waiting list for years.	1
Lack of jobs that provide sufficient income to prevent homelessness. Significant amount of unmet and undiagnosed mental health issues	1
Individuals with Felony Criminal records under the age of 30 especially males with no children are overlooked when it comes to community programs that offer temporary housing or voucher programs to assist with independent living or aiding with transition into independent living.	1
Individuals that don't have a job or have a job and can't afford the rent. Also families that are working and struggling paying rent	1
Inadequate daytime services	1
I strongly believe that Albany is in need of a large transitional facility, with social services, computers, housing, education, laundry services. Many homeless women are victims of violence due to unsecured housing. Many people are living in encampments. With a proper facility, we can help people change their lives and gain freedom from oppression and suppression due to a lack of viable services. We need more affordable housing and education!	1
I believe the greatest unmet need is shelter for the homeless. Many people are becoming homeless and shelters are full and cannot take anymore individuals. Some individuals have children. Some shelters stop taking people at a certain age. More shelters should be built.	1
Housing for youth within their budget	1
Housing availability . Shortage of houses in Albany	1
Housing and healthcare	1
Housing	1
Having enough and sufficient housing	1
Emergency Shelter services for families, non-domestic violence shelter services for women	1
Combating homeless	1
Affordable housing and support services for the homeless population.	1
Actual Physical Housing that is safe, affordable and maintained . There is minimal housing opportunity for those in transition , elderly and low income based .	1
- Clean / Affordable/ Short-Term Housing Solutions	1

Answered: 27 Skipped: 1

Please rank which of the four eligible uses would best serve the City of Albany, GA...



Rank	Answers	1	2	3	Average score
1	Development and support of affordable housing	50% 13	19.23% 5	15.38% 4	15.38% 3.04 4
2	Provision of Supportive services	11.54% 3	34.62% 9	38.46% 10	2.42
3	Acquisition and development of non-congregate shelter units	23.08% 6	23.08% 6	19.23% 5	34.62% 2.35 9
4	Tenant-based rental assistance (TBRA)	15.38% 4	23.08% 6	26.92% 7	2.19

Answered: 26 Skipped: 2

If you have further thoughts or comments on how Albany's HOME-ARP funds can be used to me...

The word cloud requires at least 20 answers to show.

Word	Count
Albany	5
rental	4
individuals	4
homeless	4
assistance	4
.	3
Housing	3
properties	3
area	3
housing.	3
Connection	3
transistional	2
Management	2
house	2

life	2
skills	2
downtown	2
living	2
working	2
families	2
services	2
members	2
Ensure	2
Identify	2
temporary	2
100	1
desperatly	1
houing	1
families	1
elderly	1
porperty	1
/	1
Dougherty	1
managed	1
owner	1
company	1
repairs	1
upgrades	1
done.	1
existing	1
structures	1
retrofitted	1
construction	1
Case	1
successful	1
funding	1
rent-free	1
providing	1
programs	1

promote	1
self-sufficient	1
living.	1
Removal	1
renovation	1
blight	1
Remodeling	1
large	1
foreclosure	1
inside	1
converted	1
single	1
bedroom	1
apartments	1
means	1
offer	1
spaces	1
prorated	1
rate	1
community.	1
plenty	1
types	1
initiative.	1
Provide	1
place.	1
qualify	1
utilities	1
food	1
help.	1
utilize	1
some.of	1
funds	1
struggling	1
None!	1
building	1

repurposed	1
renovated	1
room	1
apartments.	1
philosophy	1
prior	1
requirements	1
abstain	1
accept	1
treatment.	1
(But	1
agreements)	1
make	1
wraparound	1
building.	1
daytime	1
overnight	1
accommodations	1
congregate	1
settings	1
store	1
belongings.	1
Sunday	1
night	1
feed	1
approximately	1
community	1
homeless.	1
greatest	1
imperative	1
overseen	1
society	1
City	1
Allocate	1
money	1

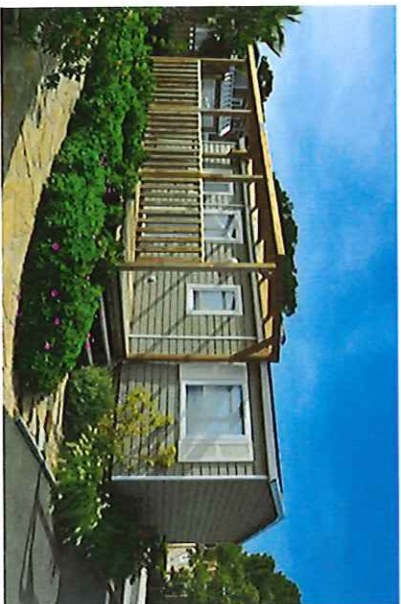
agencies	1
assist	1
utility	1
assistance.	1
1.	1
population	1
proper	1
documentation	1
(i.e	1
ID	1
SSN	1
Card	1
Etc.)	1
2.	1
adequate	1
counseling	1
conducted	1
substance	1
abuse	1
issues.	1
3.	1
30-60	1
day	1
shelter.	1
4.	1
work-based	1
program	1
shelter	1
5.	1
job	1
leads.	1
(Goodwill	1
Staffing	1
Agency)	1
6.	1

November 20, 2022

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November 28, 2022

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David Hudson	WAT	



City of Albany HOME-ARP Allocation Update

THE HOME-ARP PROGRAM

- The 2021 American Rescue Plan included a one-time \$5 billion appropriation creating the HOME-ARP program.
- While intended for homeless assistance and supportive services, the funds were programmed and allocated by formula through HUD's existing HOME Program.
- Grantees are required to develop an Allocation Plan describing their proposed use of the funds.

Albany's HOME-ARP Allocation:
\$1,798,393

ELIGIBLE ACTIVITIES

- Development and support of affordable rental housing
- Tenant-based rental assistance (TBRA)
- Provision of supportive services
- Acquisition and development of non-congregate shelter units

QUALIFYING POPULATIONS

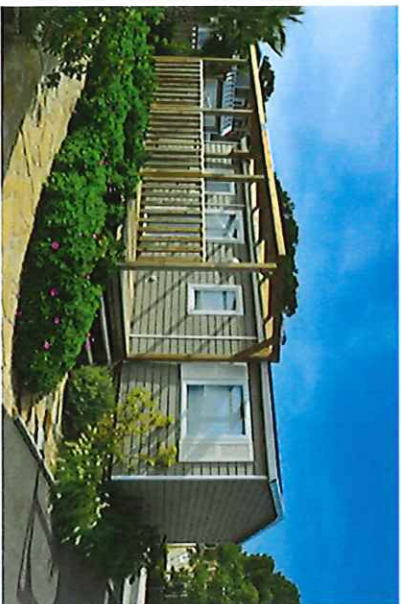
- Homeless
- At-risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Individuals for whom provision of supportive services would prevent homelessness or who are at the greatest risk of housing instability
- Veterans and their families that meet any of the above criteria

Your Feedback Matters

- Link for the survey: <https://arcg.is/00zTzx>



Questions ???



Project Homeless Connect

Survey Results from Homeless Connect Event

- Link for the survey:

https://www.surveymonkey.com/results/SM-2FYfPugZpeGu11eJuW5L8tg_3D_3D/

Budget from Homeless Connect Event

Budget for Project Homeless Connect 2022

Item	Cost
Venue (Civic Center)	\$978.00
Food Lion Chicken	\$385.00
Barber	\$200.00
Sam's Club (Food)	\$423.78
Office Depot (Supplies)	\$25.97
Dunkin (Coffee)	\$71.58
Hardee's Biscuits	Donated
Total Budget	\$3,000
Leftover	\$915.67
Total Expended	\$2,084.33

Questions ???

THANK YOU!

**PUBLIC NOTICE:
PUBLIC HEARING AND COMMENT PERIOD FOR
HOME-ARP ALLOCATION PLAN**

The City of Albany has been allocated \$1,798,393 in federal homeless assistance funds under the HOME-American Rescue Plan (HOME-ARP) program. The four eligible HOME-ARP activities include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. Albany's draft HOME-ARP Allocation Plan describes how the City intends to distribute HOME-ARP funds locally and residents are invited to review and comment on the draft plan.

In summary, the City proposes to use the funding as outlined below:

Development of Affordable Rental Housing: \$1,528,634.05

Administrative and Planning: \$269,758.95

Total: \$1,798,393

The draft HOME-ARP Allocation Plan will be available for public review and comment for a 15-day period beginning January 13 until January 27, 2023 via the Albany Department of Community and Economic Development website: <https://www.albanyga.gov/about-us/city-departments/community-economic-development/mbec-conference-room-calendar/planning-documents-etc>.

Written comments may be mailed or delivered to: City of Albany, Department of Community and Economic Development, 230 South Jackson Street, Suite 315, Albany, Georgia 31702. You may also call (229) 483-7650 between the hours of 9:00 am and 4:00 pm or email written comments to kbrookss@albanyga.gov. All comments must be received by February 3, 2023.

Additionally, a public hearing is required by the City's Citizen Participation Plan and U.S. Department of Housing and Urban Development (HUD) Regulations to receive public input prior to the plan being submitted for approval by the U.S. Department of Housing and Urban Development (HUD). The public hearing will be held on Thursday, February 2, 2023 at 5:30 p.m. in 1st floor conference room located at 230 South Jackson Street, Albany, Ga 31701.

Other Information

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If you have special needs that must be met to facilitate your attendance at the public hearing, please call (800) 251-2910. Telephone assistance is available for persons with hearing impairments through the State of Georgia's public service called Georgia Relay which is available 24 hours a day, 365 days a year. To make a Georgia Relay call, dial 771. Upon request, Spanish interpretation is available. Requests for interpretation may be made by contacting Kimberly Brooks (kbrookss@albanyga.gov or 229-302-1244) and must be received by Monday, January 23, 2023.