

Facsimile Transmittal

**U. S. Department of Housing
and Urban Development**
Office of Department Grants
Management and Oversight

OMB Approval No. 2525-0118
exp. Date (5/30/2008)

1287521899 - 3492

* Name of Document Transmitting: SF424

1. Applicant Information:

* Legal Name: Housing Authority of the City of Albany

* Address:

* Street1: 521 Pine Avenue

Street2:

* City: Albany

County:

* State: GA: Georgia

* Zip Code: 31701-2401 * Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

* Organizational DUNS: 9625951380000 CFDA No.: 14.889

Title: Choice Neighborhoods

Program Component:

3. Facsimile Contact Information:

Department:

Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: * First Name: Daniel

Middle Name: Edward

* Last Name: McCarthy

Suffix:

* Phone Number: 229-434-4500

Fax Number: 229-434-4502

* 5. Email: mccarthy@albanyhousingauthority.com

*** 6. What is your Transmittal? (Check one box per fax)**

a. Certification b. Document c. Match/Leverage Letter d. Other

* 7. How many pages (including cover) are being faxed? 4

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2510-0011 (exp. 08/31/2009)

Applicant/Recipient Information

* Duns Number: 9625951380000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

Housing Authority of the City of Albany

* Street1: 521 Pine Avenue

Street2:

* City: Albany

County:

* State: GA: Georgia

* Zip Code: 31701-2401

* Country: USA: UNITED STATES

* Phone: 229-434-4500

2. Social Security Number or Employer ID Number:

* 3. HUD Program Name:

Choice Neighborhoods

* 4. Amount of HUD Assistance Requested/Received: \$ 250,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: McIntosh Homes / West Central Albany Choice Neighborhoods

* Street1: 716 Society Avenue

Street2:

* City: Albany

County:

* State: GA: Georgia

* Zip Code: 31701

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes

No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

Yes

No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
Boulevard Group, Inc.	58-232146	Planning	\$ 240,000.00 96.00 %
			\$ 0.00 0.00 %
			\$ 0.00 0.00 %
			\$ 0.00 0.00 %
			\$ 0.00 0.00 %

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Daniel McCarthy

12/01/2010

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input style="width: 100%;" type="text"/> * Other (Specify): <input style="width: 100%;" type="text"/>
* 3. Date Received: <input style="width: 100%;" type="text" value="12/01/2010"/>	4. Applicant Identifier: <input style="width: 100%;" type="text"/>	
5a. Federal Entity Identifier: <input style="width: 100%;" type="text" value="GA023"/>	5b. Federal Award Identifier: <input style="width: 100%;" type="text"/>	
State Use Only:		
6. Date Received by State: <input style="width: 100%;" type="text"/>	7. State Application Identifier: <input style="width: 100%;" type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input style="width: 100%;" type="text" value="Housing Authority of the City of Albany"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input style="width: 100%;" type="text" value="586-00-2860"/>	* c. Organizational DUNS: <input style="width: 100%;" type="text" value="9625951380000"/>	
d. Address:		
* Street1: <input style="width: 100%;" type="text" value="521 Pine Avenue"/> Street2: <input style="width: 100%;" type="text"/> * City: <input style="width: 100%;" type="text" value="Albany"/> County/Parish: <input style="width: 100%;" type="text"/> * State: <input style="width: 100%;" type="text" value="GA: Georgia"/> Province: <input style="width: 100%;" type="text"/> * Country: <input style="width: 100%;" type="text" value="USA: UNITED STATES"/> * Zip / Postal Code: <input style="width: 100%;" type="text" value="31701-2401"/>		
e. Organizational Unit:		
Department Name: <input style="width: 100%;" type="text"/>	Division Name: <input style="width: 100%;" type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input style="width: 100%;" type="text" value="Mr."/>	* First Name: <input style="width: 100%;" type="text" value="Daniel"/>	
Middle Name: <input style="width: 100%;" type="text" value="Edward"/>		
* Last Name: <input style="width: 100%;" type="text" value="McCarthy"/>		
Suffix: <input style="width: 100%;" type="text"/>		
Title: <input style="width: 100%;" type="text" value="Executive Director"/>		
Organizational Affiliation: <input style="width: 100%;" type="text" value="Housing Authority of the City of Albany"/>		
* Telephone Number: <input style="width: 100%;" type="text" value="229-434-4500"/>	Fax Number: <input style="width: 100%;" type="text" value="229-434-4502"/>	
* Email: <input style="width: 100%;" type="text" value="mccarthy@albanyhousingauthority.com"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.889

CFDA Title:

Choice Neighborhoods

*** 12. Funding Opportunity Number:**

FR-5415-N-25

* Title:

Choice Neighborhoods Initiative • Round 1 NOFA

13. Competition Identification Number:

PLANNING-25A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

McIntosh Homes/West Central Albany Choice Neighborhoods Planning Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB
0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

4. Name and Address of Reporting Entity:
 Prime SubAwardee

* Name: Housing Authority of the City of Albany, Georgia

* Street 1: 521 Pine Avenue * Street 2: _____

* City: Albany * State: GA: Georgia * Zip: 31701-2401

Congressional District, if known: Second

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: US Department of HUD	7. * Federal Program Name/Description: Choice Neighborhoods CFDA Number, if applicable: 14.889
--	---

8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ _____
---	---

10. a. Name and Address of Lobbying Registrant:

Prefix _____ * First Name N/A Middle Name _____

* Last Name N/A Suffix _____

* Street 1 _____ * Street 2 _____

* City _____ * State _____ * Zip _____

b. Individual Performing Services (including address if different from No. 10a)

Prefix _____ * First Name N/A Middle Name _____

* Last Name N/A Suffix _____

* Street 1 _____ * Street 2 _____

* City _____ * State _____ * Zip _____

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature: Daniel McCarthy

* Name: Prefix _____ * First Name Daniel Middle Name _____
* Last Name McCarthy Suffix _____

Title: Executive Director Telephone No.: _____ Date: 12/01/2010

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	AlbanyGATableofContents.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	AlbanyGANarExhibitASumInfo.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	AlbanyGANarExhibitBThresReq.p	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	AlbanyGANarExhibitCCapacity.p	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	AlbanyGANarExhibitDNeed.pdf	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	AlbanyGANarExhibitEPlan.pdf	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	AlbanyGAAtt1thru8.zip	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	AlbanyGAAtt9thru13.zip	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	AlbanyGAAtt14thru17.zip	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

The public reporting burden for this collection of information for the Choice Neighborhoods Program is estimated to average fifteen minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information and preparing the application package for submission to HUD.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

**CHOICE NEIGHBORHOODS PLANNING GRANT
APPLICATION CHECKLIST/TABLE OF CONTENTS
FY2010 MCINTOSH HOMES / WEST CENTRAL ALBANY CNI APPLICATION**

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ATTACHMENTS

1:	Application Data Form: Cover Sheet	_____1
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19: Disclosure of Lobbying Activities (SF-LLL)		<i>See completed grants.gov form</i>
20: Applicant/Recipient Disclosure/Update Report (HUD-2880)		<i>See completed grants.gov form</i>
21: Facsimile Transmittal (HUD-96011)		<i>See completed grants.gov form</i>

Albany Housing Authority

Narrative Exhibit A

Executive Summary

'AlbanyGANarExhibitASumInfo.pdf'

Exhibit A – Narrative

The Albany Housing Authority (AHA) will create an exceptional Transformation Plan (Plan) for the distressed McIntosh Homes community in the West Central Albany neighborhood by focusing on **Housing** (*mixed income revitalization*), **People** (*educational and employment linkages*), and **Neighborhood** (*neighborhood economic development*). West Central Albany is a neighborhood of 238 acres, 688 homes, and 47.37 percent of residents living in abject poverty.

AHA’s initial vision for McIntosh and West Central Albany is to replace the deteriorated and physically obsolete public housing with a new market-quality, mixed-income community providing real housing choices for residents, to enhance existing housing, to strengthen access to neighborhood retail, and create enduring linkages that support educational and employment opportunities. AHA requests a CNI Planning Grant to enable AHA to develop this vision. AHA will utilize an experienced Planning Consultant, the Boulevard Group Team (BG Team), to engage stakeholders, gather and analyze data, build consensus, and create the successful Plan that transforms the housing and retail and capitalizes on the **Neighborhood Assets**.

AHA will connect with the nearby **Developmental Assets** of **Phoebe Putney Memorial Hospital** (300 affiliated doctors, 3,800 professional staff, 443-bed teaching hospital, and regional center for cancer and cardiac medicine), **SW Georgia Community Action Agency Tift Avenue Head Start** (154 early education slots adjacent to McIntosh), **Girls Inc** (vital educational programs supporting young girls), **Boys and Girls Club** (programs to enable young persons to reach their full potential as productive, caring, responsible citizens), **Communities in Schools** (helping young people successfully learn, stay in school, and prepare for life) and **Lincoln Elementary Magnet and Albany High School, a low-performing school**, both located directly adjacent to McIntosh Homes. The Transformation Plan ensures direct connections with colleges

in Albany, including **Albany Technical College**, **Albany State University**, and **Darton College** (AHA's Committed Needs Assessment Partner) and the neighborhood Developmental Assets to create **an educational continuum from cradle-to-college for neighborhood children.**

AHA will work to enhance **Commercial Assets** associated with production, employment, transactions, and sales by promoting educational pathways to reach real and actual employment opportunities associated with Phoebe Hospital and retail establishments. The City of Albany will continue its significant commercial and residential revitalization efforts in the neighborhood using the City's Tax Allocation District. **Recreational Assets** will be incorporated into the Plan to include nearby Hilsman Park at the northwest corner of the Target Area, smaller pocket parks within the Target Area, and the campuses of the two adjacent schools. **Physical Assets** to be incorporated in the Plan include the redevelopment of McIntosh Homes into a mixed income community, enhancing existing neighborhood housing, stabilizing commercial/retail buildings, and improving the infrastructure and roads servicing the community. **Social Assets**, needed to assure public safety and community engagement, will be developed through collaborations with the residents and neighborhood, Albany Police Department, and local civic groups.

AHA is committed to creating a strategic Transformation Plan based on community consensus, seeking investments that support the objectives of the plan, developing the capacity of AHA and its partners to realize the long-term goals, and ultimately implementing a plan that revitalizes the West Central Albany neighborhood. AHA envisions a community that will be transformed using the synergy of the Neighborhood Assets in a manner that heretofore has been unheard of in Albany to shape a viable and sustainable neighborhood of hope, education, and opportunity for residents of all ages and income. **AHA stands ready to begin immediately!**

Albany Housing Authority

Narrative Exhibit B

Threshold Requirements

'AlbanyGANarExhibitBThresReq.pdf'

EXHIBIT B - THRESHOLD REQUIREMENTS

- (1) Eligible Applicants.** The Albany Housing Authority is an eligible CNI applicant.
- (2) Eligible Neighborhoods.** An eligible CNI neighborhood has been selected.
- (3) Number of Applications and Public and/or Assisted Housing Projects.** One application.
- (4) Relation to FY 2010 HOPE VI Revitalization Grant Applications.** Not Applicable.
- (5) Relation to prior HOPE VI Revitalization Grantees.** Not Applicable.
- (6) Relation to ARRA CFRC Grantees.** Not Applicable.
- (7) Partnership MOU.** Not Applicable.
- (8) One-for One-Replacement.** Certification Not Applicable to Planning Grant.
- (9) Resident and Community Involvement.** Certification of meeting attached.
- (10) Appropriateness of Proposal.** Not applicable to the Planning Grant Application.
- (11) Separability.** Not Applicable to this Planning Grant Application.
- (12) Dun and Bradstreet Number.** AHA's DUNS Number is 962595138.
- (13) Active Registration in the CCR.** AHA is registered in the CCR.
- (14) Resolution of Outstanding Civil Rights Matters.** Not Applicable to AHA.
- (15) Debarment and Suspension.** Not Applicable to AHA.
- (16) Delinquent Federal Debts.** Not Applicable to AHA.

Planning Coordinator - A binding contract has been completed between the Lead Applicant, Albany Housing Authority (AHA), and the Boulevard Group, Inc. (BG Team). The BG Team is an experienced planning and development team with extensive experience leading inclusive neighborhood planning and successfully implementing neighborhood Transformation Plans for PHAs and cities. BG will act as the "Planning Coordinator" on behalf of AHA. The term of the contract lasts for the 24-month term of the CNI Planning Grant and is enclosed as Attachment 5.

Albany Housing Authority

Narrative Exhibit C

Capacity

'AlbanyGANarExhibitCCapacity.pdf'

EXHIBIT C. – CAPACITY

(1) (a.) Leading Similar Efforts - The Albany Housing Authority (AHA), Lead Applicant, conducts resident and community consultation activities with its Annual/Five-Year PHA Plans. Following the devastating Flint River flood, AHA managed an extensive community outreach effort to support the relocation of residents from the 140 destroyed PH units and enabled the development 239 new units of housing in six new locations with minimal community resistance. In 2001 and 2007, AHA provided contract development services for two Section 202 Elderly Housing communities using an inclusive public planning process to assure neighborhood buy-in.

For the McIntosh Homes Choice Neighborhoods Initiative, **AHA conducted a competitive procurement to secure the services of the experienced Boulevard Group Team (BG Team) with vast experience developing and implementing similar shared plans to act as its’ “Planning Coordinator”**. BG has experience working on 40 HOPE VI, mixed finance, and inner city Transformation (Revitalization) Plans and 12 multi-year revitalization implementation efforts nationwide. The BG Team includes Wallace + Perdomo (Master Planning and Architecture), and Duvernay + Brooks (Financial Analysis). These three firms have specific relevant experience as a team in community outreach, community and supportive services (CSS) assessments and data analysis, inclusive New Urbanism planning and green design, innovative financing techniques, relocation planning, deconstruction and demolition oversight, project management, cost controls, regulatory approvals, environmental assessment and remediation, and implementation of holistic neighborhood Transformation Plans.

Wallace + Perdomo (W+P) is a Florida-certified corporation and a certified MBE/WBE specializing in housing, neighborhood, and urban community design and have recently participated in over ten HOPE VI and mixed finance projects. W+P has led the design of

redevelopment plans, streetscape plans, and downtown redevelopment districts, and has prepared design guidelines that embrace the principles of new urbanism and sustainable community design. W+P has extensive experience in retail/commercial design for mixed-use development.

Duvernay + Brooks, LLC (D+B) is a New York State certified corporation and a certified WBE. D+B will provide technical support and financial analysis to the BG Team in developing sound financial models for the transformation of McIntosh Homes and the Target neighborhood.

A recent project example for the Boulevard Group Team is the preparation of the Boulevard Homes Transformation Plan for the Charlotte Housing Authority in 2009. The BG Team arranged the resident and community outreach process, coordinated survey processes and data analysis, prepared the master plan and development budget, prepared the HOPE VI Application, and organized the overall development strategy. The transformation plan includes an on-site early childhood education center and innovative K-8th grade elementary school, a mixed-income housing community that addressed the public housing and adjacent Section 8 Project-Based housing, physical and programmatic linkages to the adjacent college and County recreational facility with after-school programming to create a cradle-to-college continuum of educational opportunities. During the HOPE VI site visit, HUD staff remarked that the Boulevard Homes revitalization exemplifies the Choice Neighborhood Initiative priority policies and the successful 2009 HOPE VI Grant application was the highest scoring in the nation.

(b.) Effectively Promoted Community Participation - The BG Team has significant experience in effectively promoting ongoing and meaningful community participation with a broad range of community voices, including the residents (and their children), community, institutions, businesses, neighborhood organizations, and governmental representatives. Early in the process, the BG Team focuses on identification of key stakeholders and participants,

development of a strong Resident Planning Group, engaging children in the community visioning process, and enabling resident trips to view revitalizing communities. To foster continued participation, the BG Team will support the development of a Community Task Force comprised of broad representation in the community, assure the involvement of governmental representatives, and utilize electronic media including websites with interactive components to convey community plans. To assure full involvement and understanding of planning efforts underway, the BG Team focuses on the distribution of regular project reports and seeks regular feedback from clients and the larger community about the planning process. *The BG Team utilized these techniques in the Transformation Plan for Boulevard Homes identified above.*

(c.) Effectively Collected, Analyzed, and Used Complex Data - BG developed the early HOPE VI Program Quarterly Project Progress Report that became HUD's official tracking and reporting system for all HOPE VI projects, a comprehensive computer-based program management tool with standardized information for HOPE VI projects, including data in eight key program areas, a project overview and progress, and general budget and financial status.

The BG Team has developed thorough resident survey instruments, administered the survey seeking 100% resident participation, collected relevant resident and social service needs data, compiled it in a flexible database, provided data analysis useful to the design and implementation of a supportive services program. *A relevant project example is the Boulevard Homes FY 2009 HOPE VI CSS and early childhood education needs assessment. BG organized the survey, data collection, and analysis to support the community transformation plans used by CSS providers, schools, and developer in the design of the holistic supportive services program.*

Later, during demolition, design, and rehabilitation or new construction, the same techniques and systems are used by BG's Senior Project Managers to track project schedules,

milestones, and critical finance data, such as cost-basis utilization qualifying for tax credits, regulatory thresholds, and executive decision support. BG operates its own highly-available data center to host client websites, each built on database servers and hosted applications that store, manage and track schedule, finance, project management, resident and social service data.

(d.) Effectively Secured and Integrated Funding Streams – The BG Team has effectively secured, leveraged, and integrated funding streams from multiple public and private sources to implement numerous comprehensive neighborhood plans. Leveraging limited HUD resources is critical to the success of neighborhood revitalization efforts. Public funding sources have included Low Income Housing Tax Credits (LIHTC), HOPE VI, CDBG, HOME, Capital Funds, Replacement Housing Factor, City General Funds, Special Purpose Local Option Sales Tax Funds, Unrestricted Local Funds, and City Bond Funds. Private sources have included FHLB Affordable Housing Program, first mortgage debt, 4% bonds, and private equity under the LIHTC Program. The BG Team understands the need to identify multiple sources of financing and development resources to support the transformation of challenged housing into a community of hope and success and to include these funders in the early planning efforts.

BG has directly managed community revitalization and transformation efforts in mixed-income communities valued at over [REDACTED] and prepared project control systems for over [REDACTED] in capital projects. D+B on the BG Team has served as financial advisor on over [REDACTED] in mixed-income development. *As a project example, the BG Team is successfully managing the 747 unit FY 2007 Fayetteville HOPE VI project with a development budget of [REDACTED] that leveraged the following resources, including [REDACTED] in HOPE VI, [REDACTED] CDBG and HOME Funds, [REDACTED] in local infrastructure, [REDACTED] in fee waivers, [REDACTED] in LIHTC, [REDACTED] in first mortgages, [REDACTED] Capital Funds, [REDACTED] in land donations, and other in-kind contributions.*

Albany Housing Authority

Narrative Exhibit D

Need

'AlbanyGANarExhibitDNeed.pdf'

EXHIBIT D: NEED

a. Severe Physical Distress of Public and /or Assisted Housing –

McIntosh Homes is a severely distressed public housing community despite AHA's diligent efforts over the years to maintain the buildings and site in functioning condition. The fundamental flaws in the original design of the structures and layout of the site simply cannot be overcome through maintenance, adaptation, or rehabilitation. McIntosh's presence serves as a deterrent to neighborhood investment and change, as evidenced by the prevalence of deteriorated, underutilized, and vacant properties, and neglected and deteriorated houses nearby.

(1) **REAC Physical Inspection.** AHA scored 60 on the most recent REAC inspection.

(2) **Infrastructure and Site Deficiencies.** Constructed in 1952, the 125 apartments in 37 one and two-story buildings on the McIntosh Homes site are nearly 60 years old. They are physically and functionally obsolete and well past their useful life. The extent and nature of infrastructure and site deficiencies, and fundamental design flaws (barracks layout) preclude rehabilitation estimated at a cost of \$13,008,137 or 65.23% of the \$19,941,796 TDC based on a current needs assessment making the project eligible for demolition.

- **Structural Systems.** Foundations, porch slabs, and structural walls have almost universally significant cracks and gaps as evidenced in the interior and exterior masonry walls resulting from settlement and deterioration of the buildings and units over the past 58 years.
- **Building Systems.** Obsolete electrical, mechanical systems, and building envelopes are present throughout the site. The 150-amp electrical system in each unit is undersized for today's typical electrical loads and lacks GFCI and arc-fault protection required by code. None of the buildings has central cooling for the extreme hot and excessively humid Southern climate. As noted, building envelopes have significant gaps and cracks.

➤ **On-Site Infrastructure.** Deteriorated and neglected public infrastructure systems serving the site were installed as part of the original construction in 1952 and are due for replacement.

(3) **Design Deficiencies.** The interior configuration of the apartments have not changed since the original construction in 1952 and the small unit sizes which do not meet the minimum standards for unit sizes to qualify for 2010 State of Georgia Tax Credits. The buildings remain barracks-like in character, without defensible space, and with a site plan that isolates and stigmatizes the public housing residents from the community.

b. **Severe Distress of the Targeted Neighborhood** - The high rates of poverty, extremely low incomes, long-term vacancy rate, high violent crime rate, and a low-performing high school in the target neighborhood paints a picture of a distressed neighborhood that has not benefited from the economic prosperity and is characterized by the following statistics:

(1) **Poverty** – The target neighborhood has a 47.37 percent rate of persons living in poverty (Census 2000) and a 48.56 percent rate of extremely low-income households relative to the 24.8 and 18.2 percent rates respectively for the county as a whole.

(2) **Vacancy** – Long-term vacant properties within the target neighborhood area is 11.82 percent compared to 5.21 percent at the county level, or 2.27 times as high.

(3) **Crime** – Total Part 1 violent crime rate per 1,000 residents in target neighborhood is 46.15; demonstrating a worsening rate of crime compared to the City as a whole at 32.00.

(4) **Schools** – Albany High School located within the target neighborhood is a low-performing Title I school that did not meet AYP in 2010 and is in Corrective Action.

(5) **Need for Affordable Housing** - Dougherty County has an affordable housing shortage of 1.49 compared to the US rate of 1.52.

Albany Housing Authority

Narrative Exhibit E

Plan

'AlbanyGANarExhibitEPlan.pdf'

EXHIBIT E: PLAN - AHA's planning efforts for McIntosh Homes began a year ago to develop a strategy for revitalizing this obsolete public housing community with limited resources and the realization that the challenges faced today in West Central Albany are substantial. AHA proposes a work plan designed to address the scale and interdependency of housing, people and neighborhood in a holistic manner with **collaborative public involvement viewed as essential to community change efforts**. AHA's planning budget is shown on Attachment 3 – Budget.

E.1 Plan for Planning Activities - AHA's planning approach follows the premise that, if it is to stand the test of time, the CNI McIntosh Homes and West Central Albany neighborhood Planning Grant period should start with a clear articulation of priorities and goals, informed by neighborhood assets and needs assessments and must follow with a clear set of strategies and techniques for implementation. **AHA's work plan consists of seven key activities** below that include the **Planning Implementation Schedule Milestones with Start and End Dates by Quarter during the estimated eighteen months of duration**:

Activity 1 - PROJECT INITIATION / PROJECT PARAMETERS. Start Date Quarter 1 – End Date Quarter 2. - The physical, functional, economic, and social parameters will be defined by objective base data analysis. Initial resident surveys, stakeholder interviews, focus groups, and community meetings will be conducted that lead into the long-term outreach efforts.

Activity 2 - PHYSICAL PLANNING AND DESIGN. Start Date Quarter 2 – End Date Quarter 6. AHA will array existing available data and diagram a comprehensive assessment of physical, socio-economic, and functional needs and conditions. Data gathered will include land use patterns, access to key assets, quality of housing stock, environmental studies, site/architectural design, investments and revitalization strategies.

Activity 3 - COMMUNITY & RESIDENT PLANNING / CONSULTATION. Start Date Quarter 2 – End Date Quarter 6. Public involvement and collaborative processes are the focus of this activity. AHA will address comprehensively the challenges and gaps identified through a household-level needs assessment for housing residents living in the target development area in order to better design solutions and effective strategies to achieve all goals.

Activity 4 - MARKET ANALYSES. Start Date Quarter 4 – End Date Quarter 5. A baseline assessment of housing market conditions and revitalization potentials will be prepared using demographic trends and economic indicators.

Activity 5 - FINANCIAL ANALYSES. Start Date Quarter 4 – End Date Quarter 6. This activity focuses on the development of a viable financing plan to implement the Housing, People and Neighborhood components of the Transformation Plan and includes analyzing potential sources of public and private financing.

Activity 6 - FEASIBILITY STRATEGY. Start Date Quarter 4 – End Date Quarter 6. This activity will determine site development, potential uses and recommended development strategy and approach for AHA’s Transformation Plan.

Activity 7 – EVALUATION AND FINAL PLAN DEVELOPMENT. Start Date Quarter 5 – End Date Quarter 6. This final activity will integrate activities above into a final Transformation Plan that aligns with the three core goals – Housing, People and Neighborhood – and includes recommendations for project actions for implementation by AHA and its partners.

E.2 Plan for Needs Assessment - AHA and its Planning Coordinator (BG Team) will work closely with AHA staff, service providers, local partners and residents to obtain both the statistical and data elements necessary to assess the current status of neighborhood-wide assets and needs, as well as make the qualitative “on the scene” observations needed to chronicle the

transformation planning and revitalization process. AHA will capitalize on existing data reporting processes and will supplement that with other statistical sources as needed as well as deploy any resources needed to observe the unfolding of the program and to develop qualitative studies, carry out surveys, and orchestrate focus groups as appropriate.

Efforts will focus on HUD’s “Housing, People and Neighborhood” components to inform decision-making, develop a vision and engage stakeholders whereby AHA will:

- Evaluate the nature, extent and impact of existing neighborhood-wide distress indicators
- Assess existing conditions and potential effects of proposed revitalization strategies, including impact on property values, effects on construction activity, success rate and outcomes of integrating the physical, educational and community and supportive services;
- Measure success against goals and baseline data set at the outset of the transformation and determine appropriate interim adjustments to strategies and planning activities.

AHA will document the overall planning process, including lessons learned and effective practices in the Transformation Plan to include all actions, timetables, responsibilities and resources that are needed for Plan implementation and shall continue to be crafted as a continuum in order to guide planning, development and implementation processes.

E.3 Educational Opportunities Planning (Policy Priority) - AHA and the Planning Coordinator have already met with the Chairman of the **Dougherty County School Board, School Superintendent**, and Principal of (low performing) Albany High School as well as the Presidents of local **Albany Technical College, Albany State University, and Darton College (Committed Needs Assessment Partner)** to discuss potential strategies for planning the educational component of the Transformation Plan. AHA is focused on an educational continuum from cradle-to-college for neighborhood children and has identified other key

strategic partners including the adjacent early childhood education provider **SW Georgia Community Action Agency Head Start** and has recruited nearby **Girls Inc, Boys and Girls Club, and Communities in Schools** to assist with the educational strategies supporting children and adults. AHA and its strategic partners are crafting a dual strategy to help impact the lives of the children, youth, and parents: by increasing the self-sufficiency of the parents and by increasing the quality of existing school services.

AHA and its partners will use a best practices approach and a comprehensive household-level needs assessment to inform and thereby create new and/or expand existing high quality early childhood education and youth programs as part of its Transformation Plan. **Five specific factors** will be used in the development of an exceptional, comprehensive, results-oriented child and youth development program **to increase neighborhood resident participation in high quality cradle-to-college programs, including early learning programs and effective schools.** These are Educational Programming, Therapeutic Services, Parental Involvement and Support, Kindergarten Readiness, and Community Engagement.

E.4 Capacity Building and Knowledge Sharing (Policy Priority) – AHA is committed to building enduring capacity of its organization and that of its network of partners. AHA has secured the experienced Boulevard Group Team (BG Team) as Planning Coordinator. The BG Team has prepared numerous consensus-based plans for neighborhoods and recognizes the need to involve and truly engage the community and stakeholders to build this consensus. The BG Team will provide the training and technical assistance needed to AHA and its partners through the planning effort by breaking the planning effort into manageable components that form key building blocks of understanding relative to the urban planning principles and the needs-based approaches to neighborhood transformation. The BG Team will utilize capacity-building

approaches to strengthen decision-making and planning processes by enabling the planning participants and partners to engage directly in the analysis of the strengths, weaknesses, opportunities, and threats that comprise the current neighborhood. Direct involvement in this analysis will facilitate understanding of the requisite place-based approach necessary to transform the neighborhood as well as providing motivation to achieve the transformation. Using HUD's Housing, People and Neighborhood policy priorities as a guide, AHA will undertake activities that are results-oriented and with quantifiable goals and outcomes that can be used to measure progress and make changes in activities as necessary. AHA and its Planning Coordinator will develop "metrics" aimed at measuring performance and increase in skills, expertise, and capacity as well as attainment of goals developed in relation to the needs assessment and level and kinds of services to be provided through its network of partners.

E.5 Resident and Community Involvement – Along with conventional planning charettes, meetings, and focus groups, **AHA will utilize three deliberate strategies to assure involvement and provide voices to the larger community throughout the planning process:**

Resident Planning Committee (RPC) – AHA will support the direct involvement of public housing residents by forming a RPC consisting of up to 15 interested resident leaders (both elected and natural leaders) of the McIntosh Homes community. AHA will provide special outreach including training in visioning, group participatory exercises, urban planning principles, and exposure to innovative educational initiatives for children. These resident leaders will be charged with engaging McIntosh residents more fully in the planning process. AHA proposes that the RPC meet at least twice a month to provide feedback on the planning efforts. **West Central Neighborhood Task Force (NTF)** - AHA and the BG Team are committed to a CNI planning process involving public housing residents, neighbors, educational leaders, local

businesses, service providers, community groups, local officials, public agencies, and strategic stakeholders in the planning process. Recognizing the complexity of this effort, AHA began the required outreach necessary to bring these varied parties to the table with a series of strategic outreach meetings on October 4, 2010 to gain early buy-in from constituents essential to the transformation plan. AHA is forming the NTF to involve these strategic partners and foster broader collaboration and support for the neighborhood transformation plan. The NTF will provide advice, counsel, and recommendations to AHA on all aspects of the planning and development process, including both the “hard” side of housing and “soft” side of educational initiatives and family self-sufficiency activities. This forum will provide a “voice” for community residents, community organizations, and key stakeholders in the AHA-led planning process. AHA proposes meetings at least once a month for the NTF. **Innovative Outreach Materials** - AHA and its Planning Team believe strongly in providing quality informational materials to residents, in many different media, on a consistent basis. A library of printed materials on various planning/development topics and adapted to residents will explain relocation, Housing Choice Vouchers, mixed income communities, urban planning, and educational opportunities. A planning project website, containing information for the residents and larger community related to the Transformation Plan, – see www.bakerrevitalization.org or www.fayettevillehopevi.org for recent examples by BG Team – will contain details on the ongoing planning efforts, public outreach, and public consultation meetings. AHA will assure the use of an internet-enabled computer in the AHA Management Office at McIntosh Homes displaying this planning website. *AHA is truly committed to real outreach and communication!*

E.6 Planning Implementation Schedule – Commencement and conclusion dates for planned activities for each of the three core goals are noted in Section E.1 above.

CHOICE NEIGHBORHOODS - PLANNING GRANTS: *Application Data Form: Cover Sheet*

Site/Neighborhood Information

Existing Public and/or Assisted Housing Site Name(s): McIntosh Homes

Existing Project Number & Contract Number (if any) for the Site(s): GA023-003

Neighborhood/ Area of town Name: West Central Albany

Applicant/Team Information

PHA Code (if Lead or Co-Applicant is PHA): GA023

Lead Applicant: Albany Housing Authority

Type of Eligible Applicant * PHA (Public Housing Authority)

Mailing Address: P.O. Box 485, Albany, GA 31702

Executive Officer Name & Title: Daniel McCarthy, Executive Director

Telephone, Fax, Email: Phone 229-434-4500, ext. 233, Fax 229-434-4502, Email mccarthy@albanyhousingauthority.com

Primary Contact Name & Title: Daniel McCarthy, Executive Director

Telephone, Fax, Email: Phone 229-434-4500, ext. 233, Fax 229-434-4502, Email mccarthy@albanyhousingauthority.com

Co-Applicant (if any): _____

Type of Eligible Applicant * _____

Mailing Address: _____

Executive Officer Name & Title: _____

Telephone, Fax, Email: _____

Primary Contact Name & Title: _____

Telephone, Fax, Email: _____

Planning Coordinator: Boulevard Group Team.

Mailing Address: 484 Boulevard SE, Atlanta, GA 30312

Executive Officer Name & Title: Douglas S. Faust, Sr. Vice President

Telephone, Fax, Email: Phone 404-622-7879, Fax 404-622-9395, Email dfaust@boulevardgroup.com

Primary Contact Name & Title: Douglas S. Faust, Sr. Vice President

Telephone, Fax, Email: Phone 404-622-7879, Fax 404-622-9395, Email dfaust@boulevardgroup.com

Additional Entity (if there is more than one entity for one of the roles above): _____

Mailing Address: _____

Executive Officer Name & Title: _____

Telephone, Fax, Email: _____

Primary Contact Name & Title: _____

Telephone, Fax, Email: _____

* Eligible applicants are PHAs, local governments, nonprofits, and for-profit developers that apply jointly with a public entity.

CHOICE NEIGHBORHOODS
Application Data Form:
Existing Units, Occupancy, and Vacancy

Existing Housing Units at the Targeted Public and/or Assisted Site(s) at the Time of Grant Application

<i>Building Type</i>	<i>Size</i>	<i>Number Occupied</i>	<i>Number Vacant</i>	<i>Total Units</i>	<i>Converted to Non-Dwelling</i>	<i>Demo Planned</i>
Row	0 BR					
	1 BR	24		24		
	2 BR	52	1	53		
	3 BR	40		40		
	4 BR	7	1	8		
	5 BR					
	6 BR					
	Total	123	2	125		

Detached/ Semi-Detached	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Walkup	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Elevator	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Grand Total		123	2	125		
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Choice Neighborhoods Planning Grant Budget

Part I: Summary

Public Reporting Burden for this collection of information is estimated to average 1.25 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This information is necessary to provide details on the funds requested by applicants/grantees. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. Any Non-Choice Neighborhoods funds needed in association with the Planning Grant effort must be explained on Part III.

The requested information will be reviewed by HUD to determine if the amount requested is reasonable and whether the required percentages of capital and supportive services funds are met. Responses to the collection are required by the appropriation under which the Choice Neighborhoods Planning grant was funded. The information collected does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

Applicant/Grantee Name: Albany Housing Authority Site Name: McIntosh Homes	Choice Neighborhoods Planning Grant Number: _____ Budget Revision Number: _____
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Line No.	Summary by Budget Line Item	Revised Overall Choice Neighborhoods Planning Grant Budget	Previous Authorized Amount of Funds in LOCCS	Changes Requested in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
1	1408 Management Improvements/ Community and Supportive Services	\$ -			
2	1410 Administration				
3	1430 Fees and Costs	\$ [REDACTED]			
4	Total Funds Authorization (Sum Of Lines 1-3)	[REDACTED]			
5	U2000 Funds held in Reserve			[REDACTED]	
6	Amount of Planning Grant (Sum Of Lines 1-5)	\$ [REDACTED]			
7	NonCN Total Non-Choice Neighborhoods Funds	\$ [REDACTED]			

Signature of Lead Applicant/Grantee Executive Officer

X  Date 10/21/2010

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Authorized HUD Official _____ Date _____

X _____

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Prior Bdgt Date	Lead Applicant/Grantee: Albany Housing Authority	Budget Revision Number	Grant Number
	Development Name: McIntosh Homes		

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

1408	MANAGEMENT IMPROVEMENTS / COMMUNITY AND SUPPORTIVE SERVICES						
Prior Bdgt Date	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

1410	ADMINISTRATION						
Prior Bdgt Date	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

**HOPE VI Budget: Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

1430	FEES AND COSTS						
	Planning Consultant Costs						
	Resident Assessment	\$					
Prior Bdgt Date	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL	\$					
	Percentage of BLI Budget						

Total Changes				
Previous Approved Budget Totals				
NEW BLI TOTAL				

