



ALBANY HOUSING AUTHORITY

P.O. Box 485
Albany, GA 31702
Phone (229) 434-4500
FAX (229) 434-4502

October 11, 2010

Ms. Dominique Blom
Deputy Assistant Secretary
Office of Public Housing Investments
HUD Headquarters
451 Seventh Street, SW
Room 4130
Washington DC 20410

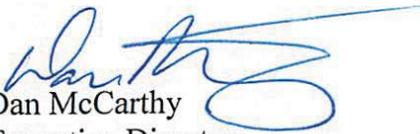
RE: Firm Letter of Financial Commitment for the FY 2010 Choice Neighborhoods Planning Grant

Dear Ms. Blom:

The Albany Housing Authority has firmly committed matching funds in the amount of [REDACTED] to be used for the eligible activities and related activities that will be conducted to support the FY 2010 Choice Neighborhoods Planning Grant for the McIntosh Homes public housing development.

These dollars are non-federal funds fully under the control of the Albany Housing Authority and were approved for this use at the regular meeting of the Albany Housing Authority Board of Commissioners on September 28, 2010. The funds will be used for items such as geotechnical studies, land acquisition, architectural and engineering design, mapping, surveying, other professional contracts, and other eligible items reasonably determined by the Albany Housing Authority to be related to the Planning Grant.

Sincerely,


Dan McCarthy
Executive Director



City of Albany

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

230 South Jackson Street, Suite 315, Albany, Georgia 31701-2872
PHONE (229) 483-7650 FAX (229) 430-2737 FAX (229) 430-3989

October 21, 2010

Dan McCarthy, Executive Director
Housing Authority of the City of Albany, GA
521 Pine Ave.
Albany, GA 31701

Dear Mr. McCarthy:

Your recent offer (request received on October 11, 2010) to purchase the following property has been accepted on a conditional basis. Conditional acceptance will be based upon your compliance with the specified usage: supplemental parking space for residents of the Albany Housing Authority.

██████████ Tax Assessed Value: ██████████

Sales Price: ██████████

Because the anticipated use will benefit very low and low income households, the City seeks to dispose of the above mentioned property for less than fair market value.

In accordance with the City of Albany, Department of Community & Economic Development Disposition Policy, you may indicate your willingness to go forward with the purchase by contacting the City Attorney for the City of Albany, Georgia within ten (10) days from receipt of this letter to inform him of your intent to acquire the property. Failure to do so within the required time-period may cause you to lose the opportunity to acquire the property. Mr. Davis may be reached as follows:

C. Nathan Davis, City Attorney
P.O. Box 447
Albany, GA 31702-0047
Phone: 431-2805
Fax: 431-3206

Should you have any questions or encounter difficulties, please do not hesitate to contact me at 483-7650. Thank you for your interest in acquiring this property.

Sincerely,



Latoya Cutts, Director

xc: C. Nathan Davis, City Attorney
File

November 16, 2010

Mr. Dan McCarthy
Executive Director
Albany Housing Authority
521 Pine Avenue
Albany, GA 31701

Dear Mr. McCarthy:

Darton College is located less than 3 miles from both McIntosh Homes as well as Downtown Albany. For the past 44 years, Darton has functioned as one of Albany's key institutions and is very interested in the City's continued improvement. The vibrancy of Downtown Albany and the viability of Albany's affordable public housing options are topics of great interest to us.

Darton College enthusiastically supports the Albany Housing Authority's application for an FY 2010 Choice Neighborhoods Planning Grant from HUD. In fact, we offer ourselves as key partners in the collaborative development of an eventual Choice Neighborhoods Transformation Plan.

The services we could provide in the development of the Transformation Plan include the following:

- 1) Conducting comprehensive **needs assessments**. These assessments would address neighborhood assets and needs, establishing baselines on which the Transformation Plan would be built. Darton College proposes to work closely with the Albany Housing Authority and its planning partners to design, administer, and analyze the results of three (3) subsets of needs assessments: People, Neighborhood, and Housing.
 - a) The assessment of human needs ("**People**") would begin early on, with an in-home assessment of the needs and the strengths of the McIntosh Homes resident body at the household level. These initial surveys would be prototypical, and would assist in the process of refining survey instruments and methodologies for assessing neighborhood residents' perceptions of needs to be addressed in the Transformation Plan. This enables the planning process to focus on the resident populations with the highest need. Note that Darton College is in the forefront of developing and testing the means to conduct real-time, personalized surveying (while protecting confidentiality);

Mr. Dan McCarthy, Albany Housing Authority

November 16, 2010

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- b) Almost simultaneously, a set of measures would be devised aimed at assessing community assets and needs at the “**Neighborhood**” level. These include the developmental, commercial, recreational, physical and social arenas, as these relate to resident education, employment, health, mobility and safety. The measures would draw upon both existing data sources but also reflect in some cases newly-developed metrics and sources of measurement. They would help paint the picture of how well neighborhood assets currently support positive resident outcomes. Equally important, this assessment would describe existing deficiencies; and
 - c) The baseline assessment of **Housing** conditions would draw upon both existing HUD measures devised for its public and assisted housing portfolio (Real Estate Assessment Center or “REAC” inspections and the like) but also build upon measures of the quality of non-assisted housing such as that found in the U.S. Census, as well as that collected locally (housing code enforcement actions, condemnations, demolitions, and the like).
- 2) As an institution of higher learning, Darton College would endeavor to assist in developing a comprehensive set of measures (including patterns of disinvestment, access to key assets and institutions, gaps in neighborhood services and assets) but also in compiling the initial data as part of a **capacity-building process** aimed at ensuring these kinds of assessments inform future neighborhood planning initiatives in Albany.
- 3) The needs assessment process and the building of ongoing capacity must be implemented in the context of “metrics” that measure the **intended outcomes** of planning initiatives. The Transformation Plan will undoubtedly identify a number of initiatives aimed at bolstering the robustness and effectiveness of developmental, commercial, recreational, physical and social assets. But only when the right outcomes are envisioned and measured can the Albany community evaluate its efforts on an ongoing basis and make subsequent corrections and adjustments over time. We are prepared to devote considerable time and energy to this important aspect of the overall Transformation Planning process.

Please let us know if we can provide further information in support of the Albany Housing Authority FY 2010 Choice Neighborhoods Planning Grant application in support of the McIntosh Homes neighborhood and Downtown Albany. In the meantime, we look forward to a long and fruitful collaboration between our organizations aimed at the betterment of our community.

Sincerely,



Peter J. Sireno
President