

# **Zoning Map Amendment (ZC-06-19)**

Albany City Council

April 22, 2020

# Process: Quasi-Judicial Map Amendment (Type IV Process)

- Decision-making Criteria: Zoning Map Amendment, ADC 2.740
- Agency Notice
- Public Notice
- Planning Commission Recommendation (March 16, 2020)
- City Council Final Decision (First CC meeting April 22, 2020)

# Statewide Planning Goals

Relevant goals and policies:

**GOAL 2: LAND USE PLANNING**

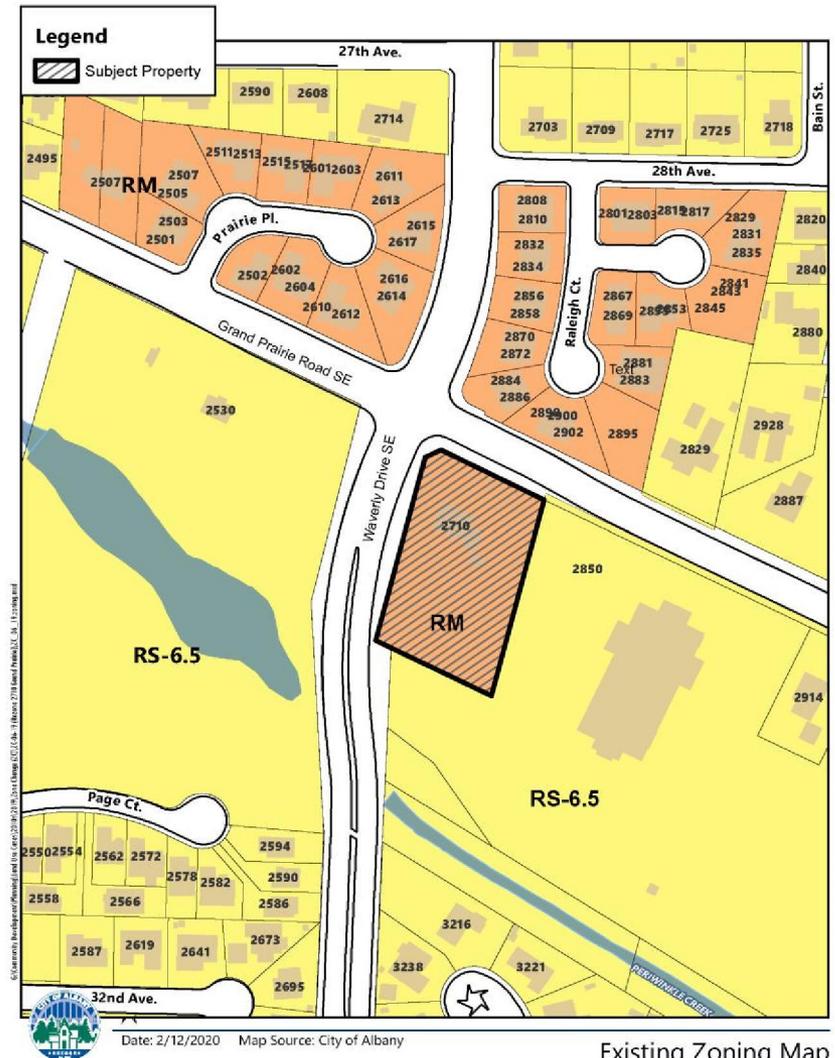
**GOAL 10: HOUSING**

GOAL 2: LAND USE PLANNING—Land use planning process and policy framework serves as a basis for decisions and actions related to the use of land; compatibility of zoning districts.

GOAL 10: HOUSING—To provide for the housing needs of citizens of the state; create diverse neighborhoods; provide for a variety of choices regarding type, location, density and cost.

# Summary

- Zoning Map Amendment to change 56,628 sq. ft. (1.30 acre) from RM to RMA
- Comprehensive Plan designation is Medium Density Residential (MDR)
- RM and RMA both compatible with MDR designation



# Surrounding Land Use



# Key Differences

## RM

- 25 units/acre
- Detached units are permitted
- Self-serve storage units are permitted
- Maximum allowable height is 45 feet

## RMA

- 35 units/acre
- Only attached units are permitted
- Self-serve storage units are not permitted
- Maximum allowable height is 60 feet

# Density and Land Requirement by Unit Standards

Density Standard	RM Zone	RMA zone
1) Minimum Land Requirement by Unit Type	2,000 sq. ft. per 1 bedroom unit, 2,400 sq. ft. per 2-3 bedroom unit  <b>28 one-bed units on 1.30 acres or            23 two/three bed units on 1.30            acres</b>	1,500 sq. ft. per 1 bedroom unit, 1,800 sq. ft. per 2-3 bedroom unit  <b>37 one-bed units on 1.30 acres or            31 two/three bed units on 1.30            acres</b>
2) Maximum Units Allowed per Gross Acre	25 units per gross acre  <b>32 units max. allowed on 1.30            acres</b>	35 units per gross acre  <b>45 units max. allowed on 1.30            acres</b>

# Conclusion

- The proposed amendment will remain consistent with the City's Comprehensive Plan goals and policies;
- The proposed amendment will not affect implementation of the Statewide Planning Goals;
- Therefore, staff recommends APPROVAL of the proposed Zoning Map amendment.

## Other Handouts

*These are referenced in the minutes as  
(see agenda file) items.*

*Documents are scanned to Laserfiche.*

## COVID-19 CDBG Rental Assistance

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Can CDBG be used for rent assistance?	Yes – rent and utility assistance is an eligible use under “public service”. LMI and Urgent Need National Objectives.	CARES Act CDBG should be used to provide rent and utility assistance to ensure that landlords can continue to operate and tenants don’t accumulate unaffordable rent and utility debt.	Households earning low-incomes have been disproportionately impacted by COVID-19 and are struggling to pay rent and utilities. Rent assistance can help prevent the accumulation of unaffordable rent and utility debt and evictions for nonpayment of rent.	No
Does the public service cap apply to CARES CDBG?	No – the CARES Act suspended the public service cap	N/A	N/A	No
Who should administer?	Entitlement jurisdictions may contract with sub-recipients to administer CDBG for eligible uses. Four categories of sub-recipients include: governmental agencies, private non-profits, private for-profits, and community based development organizations.	Public Housing Authorities  (If the PHA does not have capacity, it should have the ability to contract funds out to another PHA or local non profit)	Public Housing Authorities have the infrastructure and capacity to deliver short and long-term rent and utility assistance to landlords on behalf of <b>tenant’s earning low-incomes</b> and currently experiencing income loss.	No
Income eligibility	At least 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons (below 80% of AMI). Alternatively, Urgent Need national objective may allow broader program.	At or below 80% of AMI (pre economic impacts of COVID).	Households that were at or below 80% of AMI <u>before</u> COVID are most vulnerable to the economic impacts of COVID and government actions to respond.	No
Documentation of Income Eligibility	Documentation includes previous pay stubs, notice of layoff, unemployment benefits, self-certification, furlough, layoff notice, proof of unemployment benefits, pay reduction notification, etc. This documentation can also be used to meet the LMI or Urgent Need national objectives.	Allow minimal documentation, or self-certification, to demonstrate income eligibility.	Households are having a difficult time obtaining documentation from employers during this time. The more documentation that is required, the higher the barriers for tenants who need assistance and the greater the administrative burden for providers.	No

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Eligibility (COVID)	N/A	Tenants who are economically impacted by COVID-19.	If the intent of the fund is to address the economic impacts of COVID, eligibility should be in some way tied to COVID impacts. This could relate to LMI or Urgent Need national objectives.	No
Mechanism to establish economic impact related to COVID-19	N/A	Tenant self-certification	Households are having a difficult time obtaining documentation from employers during this time. The more documentation that is required, the higher the barriers for tenants who need assistance and the greater the administrative burden for providers.	No
Inspections	No inspection requirements	Do not require inspections for housing assistance to start.	Inspections typically have to be done in person. Amidst the COVID-19 public health emergency, and shortage of PPE, it may not be possible to safely complete inspections. PHAs should resume inspections when safe to do so.	No
Use of funds	Emergency grant payments for: food, clothing, housing (rent or mortgage), or utilities.	Rent, rent arrears, utility charges*	Allowing the funds to be used for both rent and rent arrears meets the goal we recommend – payments to landlords and minimizing rent arrears for households.  *Utility charges that tenants are required to pay to their landlord	Clarity needed that funds can be used for rent arrears
Rent calculation	N/A	Do not require that rent payment is based on tenant's income. Allow flexibility to determine rent payment amount based on individual need. For example, payment could be a flat payment based on bedroom size, or a share of total rent.	Requiring that the tenant pay a portion of their income (e.g., 30%) and providers pay the rest would create an unnecessary administrative burden for the provider and would prevent getting the funds out quickly.	No

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Who can request funding?	N/A	Landlord and/or tenant	<p>If a landlord has received information from a tenant that they are eligible for the eviction moratorium, the landlord could reach out. We would still need to verify the tenant's eligibility.</p> <p>If the tenant reaches out, a public housing authority would still need to set up the landlord as a vendor to receive payments.</p> <p>In either case, the other party needs to be involved so it doesn't matter who initiates the process.</p>	No
Would the payment go to the landlord or the tenant?	CDBG emergency grant payments (including rent assistance) must be made to the provider of such items or services on behalf of an individual or family.	Landlord	<p>As tenants are protected by the moratorium, paying the landlord directly ensures that landlords can continue to pay their mortgages and reduces the risk that tenants will be evicted for a rent arrearage when the pandemic is over.</p> <p>The PHA should send notice to tenant that the landlord received payment on the tenants behalf.</p>	No
Administrative fee	CDBG allows up to 20% for admin fees	Up to 15%	Providers need to pay for the following to administer this program: staff time to determine eligibility, process paperwork, send payments, etc.	No
Length of use	CDBG emergency grant payments may be made for up to 3 months	Up to 12 months	Allowing 12 months will provide tenants with some flexibility to prioritize paying arrears accumulated during the moratorium if their income returns.	Modification or waiver of 24 CFR 570.207(4) to allow for more than 3 months of assistance

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
How long can providers deploy funds?	CDBG-CV allocations are available until September 2022	Allow as much time as possible	Although providers are expected to get money out as quickly as possible, allow as much time as possible to distribute funds.	No
Duplication of Benefits	The CARES Act requires the HUD Secretary to ensure there are adequate procedures in place to prevent any duplication of benefits	Require tenants and landlords to sign an agreement that they aren't receiving rent assistance funds from another source for the same month to prevent duplication of benefits. In the event of a landlord and tenant defrauding the program, the assistance provider would claw back funds.	This recommendation is line with current practice to prevent duplication of benefits in Oregon.	Pending guidance from HUD Secretary



# CITY OF ALBANY

## 2019 ACTION PLAN SUBSTANTIAL AMENDMENT #1

### SUMMARY OF AMENDMENTS:

- A. **Coronavirus Aid, Relief, and Economic Security (CARES) Act Award** – Add CARES CDBG award and allocation to the 2019 Action Plan.
- B. **2019 Carryover Funds** – Reallocate undistributed 2019 program funds totaling \$89,311 to emergency small business loans.

### PURPOSE OF PROPOSED AMENDMENTS:

#### **A. CARES Act Award**

*The City of Albany will receive \$220,804 in Community Development Block Grant (CDBG) funding from the Federal CARES Act to help prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses. The City proposes adding CARES Act funding to the City's 2019 allocation and Plan.*

*The City proposes to allocate CARES funds to address economic and housing market disruptions to help Albany's small and independent businesses stay afloat during the pandemic and to keep residents housed. A small portion of the funds are proposed for emergency supplies and response.*

Emergency Small Business Loan Program – allocate \$110,000 to the Albany Emergency Business Loan program. The City proposes to partner with Community LendingWorks to provide low-interest loans to Albany businesses with 40 or fewer employees impacted by COVID-19 that retain at least one full-time “low-mod” job. (A job qualifies as a low-mod if it does not require special skills that can only be acquired with substantial training or work experience, or education beyond a high school education.)

Emergency Housing Assistance – allocate \$105,000 to the Emergency Housing Assistance program for Albany households earning less than 80 percent of area median income, whose income is impacted by COVID-19. The program is managed by the Community Services Consortium.

Emergency Supplies and Response – allocate \$5,804 for emergency supplies and response needs. The City of Albany would use funds to support emergency needs and purchase emergency supplies to prevent and respond to COVID-19 within the City.

#### **B. 2019 Carryover Funds**

*The 2019 Action Plan allocated \$89,311 in CDBG funding to creating affordable housing opportunities through property acquisition. The City received an application for these funds in the 2020 request for submittals; however, because the applicant is early in project planning and fundraising, the Community Development Commission does*

DRAFT 2020 & CARRYOVER CDBG Activities Budgets	PROPOSED		CARRYOVERS		DRAFT
	2020	CARES \$	2019	2018	TOTALS
Housing Rehabilitation	\$204,000			\$36,000	\$240,000
Home Buyer Assistance programs				<del>\$20,000</del>	\$0
Residential Property Acquisition			<del>\$89,311</del>	\$45,000	\$0
Small Business Technical Assistance (LBCC)			\$18,000		\$18,000
Micro/Small Business Grants (City)	\$40,000				\$40,000
Emergency Small Business Support		\$90,000	\$89,311	\$29,000	\$208,311
Emergency Food Boxes		\$20,000			\$20,000
Emergency Housing Assistance		\$105,000			\$105,000
Youth Shelter Services	\$20,000				\$20,000
Emergency Shelter Services - Adults and Families	\$15,000				\$15,000
Family Support Program	\$11,000				\$11,000
Furniture and Food Boxes	\$8,000				\$8,000
Senior Companion Program	\$2,300				\$2,300
Planning and Administration, Fair Housing, COVID-19 Response & Supplies	\$75,047	\$5,804			\$80,851
<b>TOTALS</b>	<b>\$375,347</b>	<b>\$220,804</b>	<b>\$107,311</b>	<b>\$65,000</b>	<b>\$768,462</b>

not recommend awarding CDBG funds to the project at this time. The Commission recommends reallocating the \$89,311 to the Emergency Small Business Loan Program to provide emergency relief to help businesses impacted by the pandemic retain jobs.

**PLAN AMENDMENTS:**

Proposed amendments are shown using red underline and ~~strikeout~~ formatting. Text in red underline font indicates new text. Text with ~~strike-out~~ formatting indicates text to be deleted. **Only applicable 2019 Action Plan sections are shown.**

**AP-20 Annual Goals and Objectives**

**Staff Comments: Due to the CARES Act funding and the need to provide emergency support due to the coronavirus pandemic, the City proposes to reorder and modify the 2019 Action Plan goals and objectives. The Community Development Commission recommends \$20,000 CARES Act funding move from Economic Development to providing food boxes. Proposed changes are shown in yellow highlight.**

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<u>1</u>	<u>Prevent and Respond to COVID-19</u>	<u>2019</u>	<u>2022</u>	<u>Non-Homeless Homeless Economic Development</u>	<u>Citywide</u>	<u>Keep residents safely housed</u> <u>Retain jobs, sustain businesses</u> <u>Provide critical supplies and services</u>	<u>\$105,000</u> <u>\$90,000</u> <u>\$25,804</u>	<u>Low/Moderate Income Households assisted: 100</u> <u>Jobs created/retained: 9</u> <u>Businesses assisted: 10</u>
<del>2</del> <u>5</u>	Create Economic Opportunities	2018	2022	Economic Development	Citywide	Enhance economic opportunities for LMI residents <u>and retain jobs</u>	\$38,000 <u>\$89,311</u>	Jobs created/retained: <del>3</del> <u>13</u> jobs Businesses assisted: <u>5</u> <del>13</del> Other: 10 (residents)
<u>3</u>	Reduce and prevent homelessness	2018	2022	Homeless	Census Tracts 204, 208.1	Reduce Homelessness	CDBG: \$36,500	Homeless Person Overnight Shelter: 400 Persons Assisted
<u>4</u>	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tracts 204, 205, 208.1, 208.2	Reduce Homelessness Help non-homeless residents with special needs	CDBG: \$20,500	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
<del>2</del> <u>5</u>	Preserve affordable housing	2018	2022	Affordable Housing	Census Tracts 204, 205, 208.01, 208.2	Improve Existing Affordable Housing	CDBG: \$120,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
<u>1</u>	<u>Create affordable housing opportunities</u>	<u>2018</u>	<u>2022</u>	<u>Affordable Housing Homeless Non-Homeless Special Needs</u>	<u>Census Tract 204, 205, 208.1 208.2</u>	<u>Increase affordable housing opportunities</u>	<u>CDBG: \$89,311</u>	<u>Rental units constructed: 6</u> <u>Household Housing Unit Buildings Demolished: 1</u> <u>Buildings</u>

**Goal Descriptions**

The proposed goals respond to community needs identified during the 2018-2022 Consolidated Plan outreach

process and in the development of the 2019 Action Plan.

**Staff comments: Original 2018 Plan goal #1 is being replaced with the goal below to respond to needs and impacts caused by the coronavirus pandemic.**

1	Goal Name	<u>Prevent and Respond to COVID-19</u>
	Goal Description	<u>Prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses.</u>

**AP-35 Projects – 91.220(d)**

#	Project Name
1	2019 Affordable Housing
2	2019 Youth Shelter Services
3	2019 Emergency Shelter Operations
4	2019 <del>Homeless Employment Coordinator</del> <u>Emergency Housing Assistance</u>
5	2019 Child Abuse Prevention Program
6	2019 Food and Furniture Distribution
7	2019 Senior Companion Program
8	2019 Microenterprise Assistance
9	2019 <del>Small Business Microenterprise</del> <u>Development and Support</u>
10	2019 Program Administration and Fair Housing Planning

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

CARES Act Funds: The City proposes to allocate CARES Act CDBG-CV funds to agencies that distribute food boxes, to the Albany Emergency Small Business Loan program, up to three months of emergency housing assistance (with the public services cap waived), and a small amount to program administration for emergency supplies and response needs.

2019 Year Program Funds: The Community Development Commission (CDC) evaluated performance of existing programs, assessed community needs through agency consultations and public surveys, and reviewed applications for all programs to determine allocation priorities for program year 2019. The CDC evaluated proposals against priority needs, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. -Another evaluation criterion is funding programs that provide the greatest need to Albany’s homeless and low- and extremely-low-income residents.

Due to the economic impacts of the coronavirus, undistributed funds of \$89,311 will be allocated to the Albany Emergency Small Business Loan program to help businesses remain afloat, retain jobs, recover, and add back jobs.

~~The CDC recommended combining some of the remaining 2018 CDBG funds and new 2019 funds to create a larger pot of funds for affordable housing. The city anticipates requesting proposals from the public and publicly supported housing agencies for projects that construct as many housing units and leverage as much other funding as possible.~~

The statutory 15 percent cap for public services and lack of funding in general present obstacles to addressing

some of the community’s greater needs, especially around reducing homelessness and creating more affordable housing. There is greater need than funding for critical public service activities to reduce homelessness and serve vulnerable residents, and to increase the supply of permanent supportive housing and affordable housing within the community.

**AP-38 Projects Summary Information**

The City proposes to modify the existing projects to address changing need and incorporate the CARES Act funding.

**Staff Comments: 2019 Project #4 will be replaced with Emergency Housing Assistance, and projects #1, #6, and #9 are being modified to address changing priorities.**

1	<b>Project Name</b>	2020 Affordable Housing
	<b>Target Area</b>	Low-Mod Census Tracts: 204, 205, 208.01, 208.02
	<b>Goals Supported</b>	<del>Create affordable housing opportunities</del> Preserve affordable housing
	<b>Needs Addressed</b>	<del>Increase affordable housing opportunities</del> Improve Existing Affordable Housing
	<b>Funding</b>	CDBG: <del>\$209,311</del> <u>\$120,000</u>
	<b>Description</b>	The affordable housing project will provide funds to <del>increase and</del> improve the supply of affordable housing for low- and moderate-income residents. <del>The first activity will support property acquisition, clearance, demolition or infrastructure needs to create new affordable housing.</del> The <del>second</del> activity will preserve and improve existing affordable housing by continuing the homeowner housing rehabilitation program, <u>which has a waiting list.</u>
	<b>Target Date</b>	6/30/2021 <u>0</u>
	<b>Number and type of families that will benefit from the proposed activities</b>	<del>1. Real Property Acquisition, Clearance or Development. The city anticipates at least one household will benefit from property acquisition or clearance.</del> <del>2. Housing Rehabilitation.</del> Three LMI households will benefit from this activity.
	<b>Location Description</b>	<del>Blighted and vacant properties are being evaluated in</del> <u>Most houses needing repair are located in Albany’s low-mod Target Area Census Tracts.</u>
<b>Planned Activities</b>	<del>1. Acquire, clear or improve one property to create new affordable housing.</del> <del>2. Willamette Neighborhood Housing Services will manage the housing rehabilitation program that provides n</del> <u>No-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.</u>	
4	<b>Project Name</b>	<u>Emergency Housing Assistance</u>
	<b>Target Area</b>	<u>Citywide</u>
	<b>Goals Supported</b>	<u>Prevent and Respond to COVID-19</u>
	<b>Needs Addressed</b>	<u>Prevent homelessness, help low-mod residents at risk of eviction, retain jobs and businesses, help businesses recover from impacts of COVID-19</u>
	<b>Funding</b>	<u>\$105,000</u>

	<b>Description</b>	<u>Emergency housing assistance to pay monthly rent or mortgages</u>
	<b>Target Date</b>	<u>6/30/2021</u>
	<b>Number and type of families that will benefit from the proposed activities</b>	<u>30 low-mod households</u>
	<b>Planned Activities</b>	<u>Up to 3 months of emergency housing assistance to households earning less than 80 percent of Albany area median income.</u>
6	<b>Project Name</b>	2019 Food and Furniture Distribution
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide needed public services; <u>Prevent and Respond to COVID-19</u>
	<b>Needs Addressed</b>	Help non-homeless residents with special needs
	<b>Funding</b>	CDBG: <del>\$9,000</del> <u>\$29,000</u>
	<b>Description</b>	This activity <u>will</u> provide:  <u>1. Emergency food boxes to households during the novel coronavirus pandemic;</u> <del>1.2. s-h</del> <u>Healthy food and lightly used furniture to extremely low-income residents and poverty-level families. The goal of the program is to increase the stability and health of poverty-level individuals and families.</u>
	<b>Target Date</b>	<u>6/30/2021</u> <del>20</del>
	<b>Number and type of families that will benefit from the proposed activities</b>	This activity is estimated to benefit 500 unduplicated extremely-low income Albany residents
	<b>Location Description</b>	This service is provided Citywide; however, most residents are living in poverty and live in one of the four city Target Areas.
	<b>Planned Activities</b>	2019 Food and Furniture Distribution
9	<b>Project Name</b>	2019 Small Business Development <u>and Support</u>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create economic opportunities; <u>Prevent and Respond to COVID-19</u>
	<b>Needs Addressed</b>	Enhance economic opportunities for LMI residents; <u>retain jobs and businesses, help businesses recover from impacts of COVID-19</u>
	<b>Funding</b>	<del>CDBG: \$18,000</del> <u>\$197,311 (\$90,000 CARES Act, \$89,311 reallocated)</u>
	<b>Description</b>	<u>1. The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) will provides training and technical assistance to Albany entrepreneurs, microenterprises and small businesses. (\$18,000)</u> <u>1.2. Emergency Small Business Loan Program - \$179,311 to help small businesses with 40 or fewer employees impacted by COVID-19.</u>
	<b>Target Date</b>	<u>6/30/2021</u>

<b>Number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 resident entrepreneurs, microenterprises or small businesses will take courses, <del>or</del> receive one-on-one business advising services, <u>and/or receive an emergency loan. The outcome is retained or created jobs.</u>
<b>Location Description</b>	<u>Citywide and</u> Linn Benton Community College, 6500 Pacific Boulevard SW, Albany, OR 97321
<b>Planned Activities</b>	Provide <del>low and moderate income eligible</del> Albany <u>residents and businesses with residents that are entrepreneurs or business owners with business-free or low cost</u> courses, advising, <del>and</del> technical assistance, <u>or emergency grants</u> to support business growth and create <u>or retain low-mod jobs</u> <del>for LMI residents.</del>

## AP-55 Affordable Housing – 91.220(g)

### Introduction

*In this section of the Plan, HUD asks jurisdictions to indicate the number of households that will be assisted with an affordable housing program such as rental assistance, housing rehabilitation, or new housing.*

~~The city is allocating \$89,311 in 2020 for the development of affordable housing projects, which will be combined with a 2018 carryover balance of \$103,000. Generally, it takes a couple of years for affordable housing projects to produce housing units ready for occupancy.~~

The City will allocate a portion of CARES Act funding to provide emergency housing assistance. It is estimated that 20 low-mod households will retain housing through this assistance and prevent homelessness and the spread of the coronavirus.

The Albany housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock of at least three owner-occupied households. Prior year resources will continue the down payment assistance programs to promote home ownership in 2020, with the anticipation of serving two households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	<u>26</u>
Special-Needs	0
Total	<u>26</u>

Table 1 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	<u>20</u>
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	2
Total	<u>26</u>

Table 2 - One Year Goals for Affordable Housing by Support Type

## Discussion

The City of Albany is committed to helping address the needs of homeless, extremely low, low- and moderate-income (LMI) residents obtain affordable housing. -CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing. CARES Act funds will help to prevent homelessness through emergency rental assistance.

2018 and 2019 CDBG funds will support the home-owner housing rehabilitation loan program, which is anticipated to serve four (4) LMI households. Carryover 2017 CDBG funds will provide homebuyer assistance to at least two LMI households in 2019.