

NOTICE OF PUBLIC MEETING

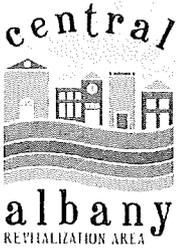
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD
City Hall Council Chambers
Wednesday, August 21, 2013
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. APPROVAL OF MINUTES
 - July 9, 2013. [Pages 1-3]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Project Update – Albany Carousel and Museum. [Verbal] (ACM Staff)
Action: _____
 - c. CADD Connection/Herb Yamamoto – Loan Prepayment & Restructuring. [Pages 4-10] (Porsche/Yamamoto)
Action: _____
 - d. Policy framework. [Pages 11-13] (Porsche)
Action: _____
 - e. Staff updates and issues. [Verbal] (Porsche)
Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Wednesday, September 18, 2013*
7. ADJOURNMENT

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.



APPROVED: _____

CITY OF ALBANY
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Tuesday, July 9, 2013

MINUTES

Advisory Board Members present: Russ Allen, Rich Catlin, Bill Coburn, Floyd Collins, Loyd Henion, Bessie Johnson, Rich Kellum, Sharon Konopa, Danon Kroessin, Gordon Kirbey, Dick Olsen, and Maura Wilson

Advisory Board Members absent: Ray Kopczynsk (excused), Mark Spence (excused)

CALL TO ORDER

Chair Rich Catlin called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

June 19, 2013

MOTION: Maura Wilson moved to approve the June 19 minutes as presented. Rich Kellum seconded the motion, and it passed 12-0.

SCHEDULED BUSINESS

Business from the Public

There was no business from the public.

Policy Framework

Economic Development & Urban Renewal Director Kate Porsche drew attention to the staff report and revised program grid which incorporates the Board's previous comments and suggestions. She noted that the Board previously expressed support for loan programs for a focus area within the CARA district and for projects that create jobs. She has included for discussion an additional small grant program for projects within the CARA district but outside of the focus area that do not create jobs. She asked if the Board would like to have this catchall for smaller projects that don't meet the stringent criteria of the other programs.

Loyd Henion said that even small grants should be done logically. Bessie Johnson agreed; she said that smaller projects could be a good addition but they should meet set criteria.

Rich Kellum said that having a grant program without stringent rules bothers him. He is also concerned about business owners outside of the district feeling that CARA is creating winners and losers. He would be more supportive of a loan program.

Floyd Collins said that this could be a competitive small grant/loan program for which the Board reviews applications and makes decisions on an annual basis.

Russ Allen said that aesthetics is an area that the community needs to work on. He is supportive of the proposed program with the Board reviewing applications and choosing those that truly make a difference.

Dick Olsen said that he supports this program for projects that don't fit into the other programs.

MOTION: Collins moved to create a small grant/loan program, a competitive program in which the CARA Advisory Board evaluates applications against each other on an annual basis. Henion seconded the motion.

Johnson said that specific criteria should be set out for this program. Porsche said the grid is intended as an overview of available programs. The next step will be to create detail sheets outlining the specifics of each program. Collins said that passage of the motion would indicate approval of the concept and allow staff to bring forward proposed specifics. Brief discussion followed.

The motion passed 12-0.

Porsche noted that the four public/private loan programs have as a placeholder a proposed interest rate of ARA's borrowing rate plus one percent. The City's financial consultant has suggested that it may be better to tie the rate to the 10-year Treasury, an index that applicants can easily reference.

Porsche said that, based on feedback at the last meeting, she has separated the economic development loans into two programs – one for properties that will generate tax increment and a smaller pot with no requirement for taxability.

Kellum referred to the idea of forgiving part of economic development loans based on job creation. He said there is a difference between job creation and net job creation. If we help one business that mines customers from other businesses in town, then we have not created net jobs. Porsche said that it would be good to have agreement on how job creation is measured and whether that is different for restaurants as compared to manufacturing. Coburn said that he thinks this is a subjective issue the body will need to consider when considering applications.

Allen said that CARA is trying to bring business back to the downtown, and that a restaurant or retail business downtown will likely draw money that may have been spent elsewhere in the community. Perhaps points could be awarded if a business is creating net jobs, but he doesn't think that is the sole focus of this body.

Wilson said that a market and a hardware store are two businesses that would be wonderful to have downtown but that would draw from other employers. If a project brings benefits to the downtown area, she doesn't think that CARA's support should be based on whether it takes away from employers elsewhere in the community.

Sharon Konopa agreed with Allen and Wilson. She said the CARA plan includes an anchor store which will probably compete with other business in the community; however, it will be a vital piece to bring energy downtown. She feels that requiring net job creation would go against CARA's goals.

Collins said the question of job creation and net job creation could be included in the application as one factor for consideration when reviewing requests.

Coburn said that the net job creation factor should not be a deal-breaker but just one component to consider.

Porsche drew attention to information from the City of Salem's urban renewal agency. That program forgives up to 70 percent of loans, determined by annual increase in FTE employees as documented in a loan forgiveness application.

Allen asked for staff's recommendation on whether the Board should consider loan forgiveness for job creating projects. Porsche said that job creation is a priority and she would recommend forgiveness of perhaps 10 percent per year (up to 50 percent) for each year the project can document job creation. Following additional discussion, Porsche asked if there is consensus that forgiveness not be included at this time with the idea of starting conservatively and perhaps loosening the criteria later. There was no opposition expressed.

Porsche drew attention to the downtown design program under the public projects section of the grid. This is proposed as a small amount of money to help the Main Street Design Committee to fund visible, permanent changes that would beautify downtown. In discussion, Porsche said that another option would be to advise the Main Street Design Committee that there is flexibility for them to come forward with specific requests. There was general support to keep the money set aside and allocate it based on specific proposals.

Porsche asked for feedback on the timing of the programs that are set up as annual competitive programs. There was general agreement to move forward as soon as the rules are in place.

Staff Updates and Issues

Porsche said that the House Bill changing how some urban renewal districts, including CARA, affect local option levies has passed and been signed into law. It will be effective in the 2014 tax year and will apply to levies passed after January 1, 2013.

Porsche gave an update on continuing discussions between City staff and the Oregon Department of Transportation (ODOT) regarding the slip-lane as laid out in the Retail Refinement Plan.

BUSINESS FROM THE BOARD

There was no additional business from the Board.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board is scheduled for Wednesday, August 21, 2013, 5:15 p.m., in the Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 6:30 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Economic Development & Urban Renewal Director



TO: CARA Advisory Board
FROM: Kate Porsche, Economic Development & Urban Renewal Director *Kateoki*
DATE: August 15, 2013, for August 21, 2013, CARA Advisory Board Meeting
SUBJECT: Staff Report–Yamamoto

Background

Mr. Yamamoto, owner of CADD Connection at 705 Lyon Street has approached us with a potential restructure of his loans. The partnership on this project was originally structured as follows:

1. CARA Loan 2009-01 for assistance with property purchase - \$112,500
 - o CARA to hold mortgage with a lien on the property in first position
 - o 4.85% interest
 - o Seven-year loan (loan maturity = 3/13/16)
 - o Payments to be made to CARA over the course of the seven years, amortized over 30 years (annual payments = \$7,193.63)
 - o No prepayment penalty
2. CARA 0% interest loan 2009-02 \$97,500 for assistance with the renovation of the property
 - o Maturity 3/13/16
3. CARA Forgivable Loan 2009-03 \$97,500 for assistance with the renovation of the property
 - o Maturity
 - o Forgiven at increments to be determined by the applicant before the seven-year mark

Please see the attached amortization schedule reflecting his payments along with the original staff report from 2009 for more detail and project background.

To date, all payments have been made in a timely manner, and the work was completed within the approved timeframes.

Request

Please find Mr. Yamamoto's request below:

"First of all, thank you again for CARA's ongoing partnership.

I'm in the process of securing a commercial loan to re-pay remaining balance on CARA's loan No CARA-2009-01 which is set to mature on 3-13-16 (\$112,500 @ 4.85%).

As part of this plan, I wish to request the following:

- 1) *The remaining loans, No CARA-2009-02 (\$97,500 @ 0%) and -03 (\$97,500 @ Forgivable) be placed in 2nd position, which is a requirement of the commercial lender.*
- 2) *The loan duration for remaining loans No CARA-2009-02 and -03, be extended 4 years, thru 3-13-20 (instead of 3-13-16).*

Thank you for your consideration.

*Regards,
Herb"*

Budget Impact

The pay-off loan number 2009-01 roughly 2½ years early will result in around \$105,000 (the balance on his loan) returned to CARA early for use on other projects. The payoff of loan 2009-02 being extended four years to 2016 means a delay in CARA's receipt of the \$97,500 from loan 2009-2.

Staff Review

The proposed structure would see Mr. Yamamoto securing a new first trust deed and our remaining loans moving to second position. Loan 2009-02 is a 0% interest loan, which had been structured with a balloon payment on the full balance as of 3/2016. Mr. Yamamoto's proposed structure would see the repayment of this piece pushed out four years to 2016.

The other loan is a forgivable loan, for which the conditions of forgiveness have been met. Forgiveness was set up to be taken at increments to be determined by the applicant before the seven-year mark (3/2016), to minimize tax implications. The request before you on this loan would merely stretch out the time within which the loan can be forgiven to 3/2020.

The benefit of this restructuring would see the balance owing on the 2009-1 paid off early with a lump sum coming back to CARA now. Our security on the 2009-02 loan would be slightly less, moving to second position, and the payoff for this portion would be extended four years; but the change for the forgivable loan has no impact at all.

Staff recommends approval of this restructuring of these loans, as the benefit of the early pay-off of the largest loan seems to outweigh the concessions of extension of timeframe and moving to second position on the 2009-2 loan. Staff would work with the City Attorney to draft the appropriate documents and complete other due-diligence including a review of the valuation, structure of the new proposed first-position loan, and how our loan would be impacted.

Mr. Yamamoto will be on-hand to answer any questions you may have.

KCP:ldh
Attachments 2

CENTRAL ALBANY REVITALIZATION AREA
Cameron House, LLC - Yamamoto
Property Acquisition Loan Amortization Schedule

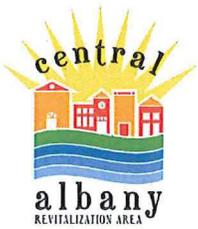
Summary			
Orig. Principal	112,500.00	Amort. Term	
Interest	4.85%		30

Full balance due in 2016

Amortization Schedule				
13-Mar	Principal	Interest	Payment	Balance
2009				112,500.00
2010	\$ 1,737.38	\$ 5,456.25	(\$7,193.63)	110,762.62
2011	\$ 1,821.64	\$ 5,371.99	(\$7,193.63)	108,940.97
2012	\$ 1,909.99	\$ 5,283.64	(\$7,193.63)	107,030.98
2013	\$ 2,002.63	\$ 5,191.00	(\$7,193.63)	105,028.35
2014	\$ 2,099.76	\$ 5,093.88	(\$7,193.63)	102,928.60
2015	\$ 2,201.59	\$ 4,992.04	(\$7,193.63)	100,727.00
2016			(100,727.00)	-
Totals	11,773.00	31,388.79	(143,888.79)	

Actual Payments made

13-Mar	Principal	Interest	Payment	Balance	Date Paid	Check #
2009				112,500.00		
2010	\$ 1,737.38	\$ 5,456.25	(\$7,193.63)	110,762.62	03/10/2010	190
2011	\$ 1,821.64	\$ 5,371.99	(\$7,193.63)	108,940.97	03/10/2011	235
2012	\$ 1,909.99	\$ 5,283.61	(\$7,193.60)	107,030.98	03/12/2012	362
2013	\$ 2,002.63	\$ 5,191.00	(\$7,193.63)	105,028.35	03/14/2013	384
2014				105,028.35		
2015				105,028.35		
2016				105,028.35		
Totals	7,471.65	21,302.85	(28,774.49)			



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Manager
DATE: February 11, 2009, for February 18, 2009, CARA Advisory Board Meeting
SUBJECT: CADD Connection/Herb Yamamoto Partnership Grant Request

Summary

Herb Yamamoto, owner of CADD Connection will be coming before you to request a partnership to renovate the building located at 705 Lyon Street.

Background

As you may recall, Mr. Yamamoto came before you last year in early discussions on another property. He is looking to relocate his CADD design firm, CADD Connection, along with its 15 employees to the City of Albany. Herb has been looking for the right property for his firm and believes he has found it at 705 Lyon.

You may be familiar with the property at 705 Lyon, as it was previously occupied by the Signs of Victory homeless shelter. They have since been evicted and the owner has put the property on the market. Mr. Yamamoto has made an offer to purchase the property and looks to move his firm there, but needs assistance from CARA to make this happen.



Proposal

Staff has worked closely with Mr. Yamamoto to come up with a structure that would work well for him and for CARA. I read through CARA's policy regarding grants and loans and have found a structure that will work for both parties.

The proposal before you is two-fold:

- 1) Assistance with the purchase of the property.
 - Purchase price = \$125,000
 - Mr. Yamamoto to put 10% down = \$12,500
 - CARA to loan the remainder \$112,500 with the following terms:
 - CARA to hold 1st mortgage with a lien on the property in first position
 - 4.85% interest
 - 7-year loan (loan is due and payable to CARA at the end of 7 years)
 - Payments to be made to CARA over the course of the 7-years, amortized over 30 years (annual payments = \$7,193.63)
 - No prepayment penalty
- 2) Assistance with the renovation of the property.
 - Total renovation costs estimated to be \$195,000
 - CARA to provide 50% of costs in the form loan with the following terms:
 - No interest loan with no payments, due in 7 years (so at the end of the 7 years Mr. Yamamoto pays us the \$97,500 back)
 - CARA's position also secured in first position
 - No prepayment penalty
 - CARA to provide a forgivable loan for the other 50% of the costs with the loan to be forgiven only after the work has been completed to CARA's satisfaction, but may be forgiven at increments to be determined by the applicant before the 7-year mark (this will help to maximize CARA dollars)

Total Request: \$307,500 as follows:

\$210,000 in loans (see terms above)

\$97,500 in the form of a forgivable loan

Staff Recommendation

The request from Mr. Yamamoto seems to hit a number of CARA's main goals. First, this project fits squarely in the definition of blight. The physical structure has deteriorated over many years and its use as a homeless shelter has been controversial in the neighborhood. Secondly, the project is located in one of the main gateways to the core of our city. The City and the state have already made a substantial investment (over \$1M) to rework the off-ramp/interchange from Pacific Highway onto Lyon Street with streetscape work, landscaping, street trees, etc. After driving through this nice new interchange visitors to our community are confronted by the blighted, dilapidated property in the very next block.

Though it may be hard to see though its current state, the house is a great historic structure with good bones and great potential. Zoned Lyon/Ellsworth its use as a professional office is a strong fit. Finally, this project would see a new business located in Albany, bringing with it 15 jobs. For all of these reasons staff feels this project is a strong match to CARA's objectives, will be a win-win for the community and wholeheartedly recommends approval.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Attract new private investment to the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Risk to CARA is different in this application as we will be providing the financing for the purchase of the property in addition to assisting with the project work. However, this risk is mitigated by the fact we will have a lien in first position on this transaction.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	Somewhat. This would be the first historic home converted to commercial use that CARA has assisted with.
D)	Gap	What is the "Gap" or need of the developer?	There are a couple of gaps. First, the costs to rehabilitate the project and make it economically viable to run a business exceed the traditionally loanable amount of money. This constitutes the need for the forgivable loan. Additionally, to make CARA's position stronger, staff proposed the loan structure to help the applicant with secure financing on the property as traditionally financing would have been much more stringent. Finally, without CARA funding this project is not viable.
E)	Blight	Would it remedy a severely blighted building? How?	This project would remedy a severely blighted historic building located in one of the main gateways to our downtown.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes. This project would change the use from a homeless shelter to a professional office that will attract clients to our central area. Additionally, this property has been seen as a key part of our gateway into downtown.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes. This project would bring back to life a 1906 historic building, which has fallen on very hard times.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades and restoration of the building assures that it will be able to be used long into the future.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project meets the goals of the zoning and planning for the area.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project a preservation project can be considered sustainable. In addition, the addition of a new business and 15 jobs to our community can be considered economic development.

Here's a summary of the project costs and return:

Proposed CARA Investment at the end of 7 years	\$97,500
Total Project Value	\$175,000
ROI on TIF	Approximately year 15
CARA % of investment	50%
Ratio Public : Private \$\$	\$1 : \$2

It's important to note that this property is not eligible for the tax freeze, thus will result in tax increment for CARA.

KCP:ldh



TO: CARA Advisory Board
FROM: Kate Porsche, Economic Development & Urban Renewal Director *Kate (ka)*
DATE: August 15, 2013, for August 21, 2013, CARA Advisory Board Meeting
SUBJECT: Staff Report – CARA Public/Private Programs

This month we will be finalizing the new public/private partnership programs.

Attached for your review is the revised version of the program grid. I've incorporated thoughts and comments from July's meeting and have fleshed these out a bit. As part of my due diligence, I met with Brenda Braze, Loan Officer at COG, and John Pascone, AMEDC Director, as well as folks from the SBDC to get their valuable thoughts and opinions on our programs. Additionally, I wanted to see how our proposed programs could better fit and compliment existing programs offered by COG. Brenda has been a partner on a couple of CARA projects as well as an economic development project for the City. I felt it was important to get her thoughts and suggestions.

I've outlined a couple of specific items and questions of note for you:

Economic Development Loan Programs

After some consideration and consulting with our partners at AMEDC and the COG, it was agreed that forgiveness of the Economic Development loan projects wasn't necessary. The consensus was that the terms being offered are fairly generous and that it would be better to start with a more conservative structure for this program and loosen it later, if needed, than the reverse. For these reasons, I am recommending that these loans *not* be structured as forgivable.

This program defines funds for "job creating projects." At our last meeting there was some discussion about how the definition of "job creation." I am recommending that we follow the structure that COG uses, which is to count all additional FTE positions to the business. Brenda indicated that she counts new FTE positions, the equivalent of 40 hours per week. COG considers the creation of new jobs in the application, and then does three years of verification to ensure the jobs have stayed. While traded-sector jobs are a focus of traditional economic development, and of high value, much of the zoning, and purpose of the CARA district is for commercial and retail. Manufacturing jobs would still be preferred, but the consensus from the professionals I talked with is to count all new jobs.

General Items for Consideration

In talking with Brenda, she indicated that property acquisition can typically be counted as part of the overall project costs and part of the match. When COG does a loan, they include all land, building, machinery and equipment, and other costs such as permits and fees. I have assumed that you have a willingness to include property and building costs when calculating the total project costs; however, I want to be clear that our funding would only be used for the bricks and mortar project work. On projects where we are counting the land or building purchase as part of the contribution, we would then inherently have the collateral of the land and building to help secure our loan.

Another suggestion was made by Brenda, which I think is just excellent. She indicated that many of the SBA programs incent businesses owned by women, minorities, or veterans to apply. These incentives can vary, but I would like to hear your thoughts on this potential change to our loan programs. I'm suggesting that we give a better rate, perhaps just the ten-year T-note without an additional interest rate for applicants in these categories.

CARA Advisory Board

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August 16, 2013

Another question for your consideration is the timing of the Storefront grant and Focus Area Loan programs. I am suggesting that we begin advertising in late September, give folks through October to apply, then have the review of applications take place at the November meeting, which would have folks with their CARA funding ready to go in advance of the building season. I welcome your thoughts on this.

I've begun drafting the information sheets for each program and will have them on the dais for us to go through with a fine-tooth comb.

KCP:ldh
Attachment

7

CARA Proposed Programs - August 2013

Public/Private Partnerships											
Program Title	Annual Program Allocation	Timing	CARA Funding Amount	Overall Project Cost	Min. Match Requirement (Public:Private Funds)	Loan Fee	Interest Rate	Term	Eligible Structures	Eligible Project Types	
Architectural Assistance Grant	\$ 5,000	Ad-hoc	Equivalent of first Consultation Visit	N/A	N/A	N/A	N/A	N/A	Commercial and Multi-Family Buildings	Interior or exterior projects anywhere in the CARA boundary. Preference for historic buildings.	
Small Grants	\$ 25,000	1x/year Competitive in February	\$1,250 - \$5,000	\$2,500- \$10,000	1:1, 50% of project	N/A	N/A	N/A	Commercial, Mixed-Use	Exterior projects with significant aesthetic improvement - anywhere in the CARA boundary.	
Storefront Revitalization Grant	\$ 50,000	1x/year Competitive November?	\$2,500 - \$10,000	\$5,000- \$20,000	1:1, 50% of project	N/A	N/A	N/A	Commercial, Mixed-Use	Exterior projects with significant aesthetic improvement. Properties must have the following zoning: HD, CB, LE, MS. Examples include awnings, signage, exterior lighting, associated city fees, and storefront improvements	
Loan Program for Focus Area	\$ 300,000	1x/year Competitive November?	Min. \$15,000 - up to 20% of project	Min: \$75,000	1:5, 20% of project	\$ 500	10-Year T-note rate + 1.25%	Years 1-2 Monthly interest-only payments. Years 3-8 monthly payments, loan paid in full by year 8.	Commercial, Mixed-Use (Tax-Exempt properties & owners excluded)	Competitive program, only available for commercial or mixed-use property located in the three geographic areas (downtown, east waterfront, or east Salem Neighborhood area); Properties that are 100% residential are excluded. Must be one of: Historic preservation, including storefronts/façade improvement, upper floor redevelopment, or new-construction residential/mixed use project.	
Economic Development Project Loans	\$ 250,000	Ad-hoc	\$10,000 - \$50,000	\$50,000 - \$250,000	1:5, 20% of project	\$ 500	10-Year T-note rate + 1.25%	Years 1-2 Monthly interest-only payments. Years 3-8 monthly payments, loan paid in full by year 8.	Industrial, Commercial, Mixed-Use (Tax-Exempt properties & owners excluded)	Job creating projects only. Capital improvements, tenant improvements, and equipment purchases that will have a positive impact on assessed value of property	
Tax-Exempt Economic Development Project Loans	\$ 50,000	Ad-hoc	\$10,000 - \$50,000	\$50,000 - \$250,000	1:5, 20% of project	\$ 500	10-Year T-note rate + 3.25%	Years 1-2 Monthly interest-only payments. Years 3-8 monthly payments, loan paid in full by year 8.	Industrial, Commercial, Mixed-Use (Tax-Exempt properties & owners allowed)	Job creating projects only. Capital improvements, tenant improvements, and permanent equipment purchases.	
Historic Home Buyer Loans	\$ 70,000	Ad-hoc	\$10,000 - \$25,000	\$50,000 - \$125,000	1:5, 20% of project	\$ 500	10-Year T-note rate + 1.25%	No payments, interest only forgiveness so long as property qualifies as owner-occupied	Single-family Residential	Rehabilitation funds to incent purchase of severely blighted historic homes within CARA. Opportunity for partnerships with LAC, realtors; encourages community growth in blighted neighborhoods and supports the goals of the plan. Properties eligible for interest forgiveness so long as property is owner-occupied. Loan must be paid off in full at the time of sale or refinance. Preference for conversion of houses used for multi-family back to single-family (allow one accessory apartment?). KATE TO FLESH THIS OUT MORE: MEET WITH REALTORS, ETC.	
Total Private Partnership Annual Funding		\$ 750,000		\$250,000	held in reserve						Note: All programs, except architectural assistance, small grants, and storefront revitalization, would be subject to the new 10% holdback policy. KATE TO WORK WITH DELAPOER TO WRITE A POLICY ON THIS.

Public Projects			
Program Title	Annual Program Allocation	Eligible Project Types	Meets CARA Plan Objectives/Project #'s
Public Infrastructure	\$ 3,000,000	1) Project must be in the plan. 2) Public project should precede, be in conjunction with or post private investment in order to best leverage that investment. 3) Staff to work with PW to leverage funds and timing of projects in CIP (this work is underway) 4) Must benefit for the broader community. 5) Staff suggests aligning these projects with the geographic focus areas as identified by policymakers as well as components of the retail refinement plan. These areas are proposed to be defined as downtown, the east waterfront, and the East Salem neighborhood.	Various, depending on project. (Could include: 6, 7, 13-18, 22-23, 26-47)
Downtown Design	\$ 25,000	Set-aside of funds for downtown beautification for items recommended by the Albany Main Street (AMS) Design Committee, and ratified by the AMS Board of Directors. Funds not allowed for operational expenses, or programs already in place. Examples of potential one-time projects include: lighting including buildings and trees, banners for city light poles, flags to highlight parking areas, permanent planters. AMS members to come before CARA with specific projects and requests for money from this fund. These requests may be done ad-hoc throughout the year.	19 - Downtown Beautification
Total Public Project Annual Funding		\$ 3,025,000	

Grand Total \$ 3,775,000