



CITY OF ALBANY
CDBG Housing Taskforce
City Council Chambers, 333 Broadalbin Street SW
Friday, October 26, 2012
11:30 AM

AGENDA

1. CALL TO ORDER (Chair Konopa)
2. ROLL CALL/INTRODUCTIONS
Task Force Members:
 - Mayor Sharon Konopa, Chair
 - Paul Barnes, Homeless Advocate
 - Danniell Butler, resident and former low-income housing recipient
 - John Donovan, Albany Helping Hands
 - Bill Higby, Jr., Home Builders and lending institutions
 - Wanda Kinney, Albany Area Habitat for Humanity
 - Terry Knoll, Community Services Consortium/HEART
 - Ray Kopczynski, City Council
 - Frank Moore, Linn County Mental Health (EXCUSED)
 - Larry Nelson, resident
 - Debra Powell, Faith community, Love Inc
 - Dala Rouse, Planning Commissioner
 - Joann Zimmer, Homeless Advocate, Linn County 10-Year Plan to Address HomelessnessOther Agency Representatives:
 - Tara Dixson, Families and Children Together (FACT, Albany School District)
 - Donna Holt, Linn Benton Housing Authority
3. COMMENTS & QUESTIONS ABOUT CDBG ENTITLEMENT (HUD Region 10 Representatives)
4. BRAINSTORMING SESSION –Existing Programs/Services and Needs/Gaps
 - Homeless Needs and Prevention
 - Special Needs Populations, Facilities and Supportive Services
 - Supportive Housing
 - Affordable & Assisted Housing Stock and Barriers
 - Substandard & Deteriorating Housing/Neighborhoods, Blighted Areas
 - Access to Public and Private Facilities and Services, Transportation
 - Empowerment, Self-Sufficiency and Jobs for Low-Income Persons and those in Poverty
 - Energy Conservation
 - Other
5. PUBLIC COMMENTS
6. NEXT CDBG TASK FORCE MEETING DATE
7. ADJOURN

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN INTRO & ELEMENTS

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.

The strategic plan is a specific course of action for revitalization. It is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works.

The statutes for the formula grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

DECENT HOUSING - - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy resources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally

assisted housing and public housing.

I. Managing the Process

The consolidated plan submission process envisions that housing and community development planning and programming will be accomplished through a unified and comprehensive framework that opens new opportunities for collaboration and collective problem-solving. Partnerships among government agencies and between government and private groups are developed in order to marshal government and private resources to achieve intended public purposes.

II. Consultation/Coordination

The jurisdiction must briefly describe the jurisdiction's consultation with continuum of care and public and private agencies that provide health services, social and fair housing service agencies, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless and chronically homeless persons, as well as activities it will undertake to enhance coordination between public and assisted housing providers, and among private and governmental health, mental health, and service agencies.

This description should reflect the following consultation requirements:

- **Homeless Strategy** -- Consult with continuum of care and public and private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, including homeless veterans, youth, and other persons with special needs to determine what resources are available to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness. The jurisdiction must also consult with publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and business and civic leaders.
- **Lead - Based Paint** -- Consult with state and local health and child welfare agencies, and examine data on hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.
- **Adjacent Governments** -- Notify adjacent governments about priority non-housing community development needs.
- **Metropolitan Planning** -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce, etc.
- **HOPWA** -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
- **Public Housing** -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

III. Housing and Homeless Needs Assessment

Housing Needs -- The jurisdiction must provide an estimate of housing needs projected for the next five-year period. This includes an estimate of the number and type of families in need of housing assistance for extremely low-income, low-income, moderate-income, and middle-income families, for renters and owners; and the specification of such needs for different categories of persons, including elderly persons; single persons; large families; public housing residents; families on the public housing and section 8 tenant-based waiting list; persons with HIV/AIDS and their families; victims of domestic violence, dating violence,

sexual abuse and stalking; persons with disabilities, and formerly homeless families and individuals who are receiving rapid re-housing assistance and nearing the termination of that assistance. The description of housing needs shall include a concise summary of specific housing problems, including cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) experienced by extremely low-income, low-income, and moderate-income renters and owners compared to the jurisdiction as a whole. The terms “standard condition” and “substandard condition but suitable for rehabilitation” must be defined in the plan.

Housing data included in this portion of the plan *shall be based on U.S. Census data* as provided by HUD and updated by any properly conducted local study, or any other reliable source that the jurisdiction clearly identifies.

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Homeless Needs -- The jurisdiction must provide a concise summary of the nature and extent of unsheltered and sheltered homelessness in the jurisdiction, (including rural homelessness and chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth), the number of persons experiencing homelessness on a given night, the number of persons who experience homelessness each year, the number of persons who lose their housing and become homeless each year, the number of persons that exit homelessness each year, the number of days that persons experience homelessness, and other measures specified by HUD in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and families with children, (especially extremely low-income individuals and children) who are currently housed but threatened with homelessness. This information may be evidenced by the characteristics and needs of individuals and families with children who are currently entering the homeless assistance system or appearing for the first time on the streets. The description must specify particular housing characteristics that have been linked with instability and an increased risk of homelessness. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group.

Special Needs Populations -- The jurisdiction must estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. In addition, HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area. The jurisdiction can use Table 1B of their Consolidated Plan to help identify these needs.

Lead-Based Paint Needs -- The jurisdiction must estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families. Briefly describe the actions that will take place to evaluate and reduce the number of housing units containing lead-based paint hazards, how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards, and describe how lead based hazard reduction will be integrated into housing policies and programs.

IV. Housing Market Analysis

General Characteristics -- Based on information available to the jurisdiction the consolidated plan must

describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation. The jurisdiction must identify and describe any area of low-income concentration and any area of minority concentration either in a narrative or one or more maps, stating how it defines the terms “area of low-income concentration” and “area of minority concentration”.

Public Housing -- In cooperation with the public housing agency located within its boundaries, the plan must provide a concise summary of the needs of public housing, including identifying the public housing developments in the jurisdiction, the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries.

Assisted Housing -- The jurisdiction shall also include a description of its number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Homeless Inventory -- The jurisdiction must include a brief inventory of existing facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families with children and unoccupied youth. The inventory of facilities and housing (e.g. emergency shelter, transitional housing, permanent supportive housing) must be presented in a form specified by HUD. The inventory of services must include services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Special Need Facilities and Services -- The plan must also describe, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. (If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.)

Barriers to Affordable Housing -- This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

V. OTHER – MISCELLANEOUS

Non-housing Community Development Needs -- Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category (i.e., public facilities, public improvements, public services and economic development). Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with Table 2C as prescribed by HUD. Also describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Neighborhood Revitalization -- Jurisdictions are strongly encouraged to identify locally designated target areas where revitalization, foreclosure recovery efforts, or transit-oriented development are carried out

through multiple activities in a concentrated and coordinated manner. In addition, a jurisdiction may elect to carry out a HUD approved neighborhood revitalization strategy that includes the economic empowerment of low-income residents with respect to one or more of its areas. If HUD approves such a strategy, the jurisdiction can obtain greater flexibility in the use of CDBG funds in the revitalization area(s). See Attachment for instructions on identifying target areas and qualifying neighborhood revitalization strategy areas.

Sources of Funds -- Identify the private and public resources the jurisdiction expects to receive to address priority needs and specific objectives identified in the strategic plan. The plan must provide a concise summary of the amounts allocated under HUD formula grant programs, program income the jurisdiction expects to receive during the program year, and proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan. The plan should include Section 8 funds made available to jurisdictions and Low-Income Housing Tax Credits. For homeless programs, include the McKinney-Vento Homeless Assistance Act programs, other special federal, State and local and private funds targeted to homeless individuals and families, and persons that are chronically homeless. The jurisdiction must explain how federal funds will leverage resources from private and non-federal public sources, and describe how matching requirements of HUD programs will be satisfied. Where the jurisdiction deems it appropriate, it may indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.

Strategic Vision for Change – If Albany decides to develop a long-term program for significant change, have we engaged in a process that will develop a comprehensive vision of its desired future? How does the vision make the community and its target neighborhoods more livable, better functioning, and more attractive? Does it integrate economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive? Does it improve the availability/accessibility, affordability, sustainability of decent housing, a suitable living environment, or expand economic opportunity?