



A RESOLUTION AMENDING ALBANY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2019 ACTION PLAN AS ADOPTED BY RESOLUTION NO. 6805

WHEREAS, the City of Albany is entitled to annual Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development (HUD) to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, the City adopted the 2019 Action Plan by Resolution No. 6805 on June 12, 2019, which describes the activities and programs to be delivered to address priority needs and goals identified in the City's five-year 2018-2022 Consolidated Plan; and

WHEREAS, the City was awarded a supplemental CDBG allocation of \$220,804 from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to prevent and respond to the novel coronavirus (COVID-19); and

WHEREAS, the City proposes to allocate the CARES Act funding is to provide emergency assistance to residents and businesses impacted by COVID-19, and to enable the City to respond to COVID-19 needs, and

WHEREAS, the adopted 2019 Action Plan anticipated a proposal to purchase a specific property for affordable housing; and

WHEREAS, a specific property has not been identified and the demand for emergency support for businesses impacted by COVID-19 is greater; and

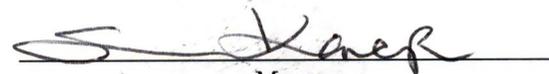
WHEREAS, HUD approved a waiver of flexibility to allow a reduced comment and notice period on substantial amendments as part of the CARES Act to allow entitlement communities to respond quickly to address impacts of COVID-19; and

WHEREAS, the City held a 10-day comment period on the proposed amendments to the 2019 Action Plan; and

WHEREAS, the Albany Community Development Commission held a public meeting regarding the proposed amendments to the 2019 Action Plan on April 20, 2020, and the Albany City Council held a public hearing on April 22, 2020, on the amendments, and all comments were accepted.

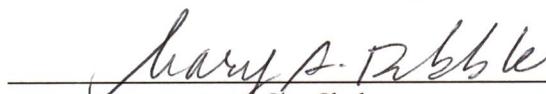
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby amends the 2019 Action Plan adopted by Resolution No. 6805 as described and attached hereto as "Exhibit A."

DATED AND EFFECTIVE THIS 22ND DAY OF APRIL 2020.



Mayor

ATTEST:



City Clerk





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~~ **\$90,000** 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 **\$20,000 to emergency food boxes and** \$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

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

	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>
<u>2</u> <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: 3 <u>13</u> jobs Businesses assisted: <u>513</u> Other: 10 (residents)
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tracts 204, 208.1	Reduce Homelessness	CDBG: \$36,500	Homeless Person Overnight Shelter: 400 Persons Assisted
4	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
<u>2</u> <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 Homeless Employment Coordinator <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 Small Business Microenterprise <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	Project Name	2019 Affordable Housing
	Target Area	Low-Mod Census Tracts: 204, 205, 208.01, 208.02
	Goals Supported	Create affordable housing opportunities Preserve affordable housing
	Needs Addressed	Increase affordable housing opportunities Improve Existing Affordable Housing
	Funding	CDBG: \$209,311 <u>\$120,000</u>
	Description	The affordable housing project will provide funds to increase and improve the supply of affordable housing for low- and moderate-income residents. The first activity will support property acquisition, clearance, demolition or infrastructure needs to create new affordable housing. The second activity will preserve and improve existing affordable housing by continuing the homeowner housing rehabilitation program, <u>which has a waiting list.</u>
	Target Date	6/30/2021 0
	Number and type of families that will benefit from the proposed activities	1. Real Property Acquisition, Clearance or Development. The city anticipates at least one household will benefit from property acquisition or clearance. 2. Housing Rehabilitation. Three LMI households will benefit from this activity.
	Location Description	Blighted and vacant properties are being evaluated in <u>Most houses needing repair are located in</u> Albany’s low-mod Target Area Census Tracts.
Planned Activities	1. Acquire, clear or improve one property to create new affordable housing. 2. Willamette Neighborhood Housing Services will manage the housing rehabilitation program that provides nNo-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.	
4	Project Name	<u>Emergency Housing Assistance</u>
	Target Area	<u>Citywide</u>
	Goals Supported	<u>Prevent and Respond to COVID-19</u>
	Needs Addressed	<u>Prevent homelessness, help low-mod residents at risk of eviction, retain jobs and businesses, help businesses recover from impacts of COVID-19</u>
	Funding	<u>\$105,000</u>
	Description	<u>Emergency housing assistance to pay monthly rent or mortgages</u>

	Target Date	<u>6/30/2021</u>
	Number and type of families that will benefit from the proposed activities	<u>30 low-mod households</u>
	Planned Activities	<u>Up to 3 months of emergency housing assistance to households earning less than 80 percent of Albany area median income.</u>
6	Project Name	2019 Food and Furniture Distribution
	Target Area	Citywide
	Goals Supported	Provide needed public services; <u>Prevent and Respond to COVID-19</u>
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: \$9,000 <u>\$29,000</u>
	Description	This activity <u>will</u> provide: <u>1. Emergency food boxes to households during the novel coronavirus pandemic;</u> 1-2. <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>
	Target Date	6/30/20 20 <u>21</u>
	Number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 500 unduplicated extremely-low income Albany residents
	Location Description	This service is provided Citywide; however, most residents are living in poverty and live in one of the four city Target Areas.
	Planned Activities	2019 Food and Furniture Distribution
9	Project Name	2019 Small Business Development <u>and Support</u>
	Target Area	Citywide
	Goals Supported	Create economic opportunities; <u>Prevent and Respond to COVID-19</u>
	Needs Addressed	Enhance economic opportunities for LMI residents; <u>retain jobs and businesses, help businesses recover from impacts of COVID-19</u>
	Funding	CDBG: \$18,000 <u>\$197,311 (\$90,000 CARES Act, \$89,311 reallocated)</u>
	Description	<u>1. The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) will provide</u> training and technical assistance to Albany entrepreneurs, microenterprises and small businesses. <u>(\$18,000)</u> 1-2. <u>Emergency Small Business Loan Program - \$179,311 to help small businesses with 40 or fewer employees impacted by COVID-19.</u>
	Target Date	6/30/20 20 <u>21</u>

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

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

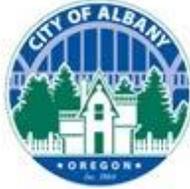
One Year Goals for the Number of Households Supported Through	
Rental Assistance	<u>20</u>
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	2
Total	<u>26</u>

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.



CITY OF ALBANY

2019 ACTION PLAN

**FOR THE CITY'S
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**

**PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT**

**ADOPTED BY THE ALBANY CITY COUNCIL
JUNE 12, 2019**

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The CDBG program requires entitlement jurisdictions to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The strategic plan identifies strategies for the city to follow in order to achieve the goals of the CDBG program “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate income persons.”

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific planned uses for CDBG funding and how program requirements will be satisfied. The 2019 Action Plan is the city’s second plan outlining how the city will target program year 2019 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019 Annual Action Plan (2019 Plan) objectives and outcomes were developed through citizen participation and agency consultations over the past year, and needs identified in the 2018-2022 Consolidated Plan. The 2019 Action Plan activities will benefit Albany’s LMI residents, with funding priorities going to activities that work to prevent and reduce homelessness.

The following summarizes how the city will allocate 2019 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Create affordable housing opportunities – 2019 and carryover 2018 funds will be used to acquire, clear, and/or improve real property that will become affordable housing in the Consolidated Plan period. Home buyer assistance programs continuing with 2017 and 2018 carryover funds will help three LMI households become homeowners.
- Preserve and improve existing affordable housing through housing rehabilitation loans to improve the integrity, safety, and livability of at least three houses occupied by LMI residents.

- Reduce homelessness through public services grants to the three local shelters for case management and life skills/employment training for homeless youth and adults to help clients move into stable housing and general operations.
- Provide services to special needs and low-income residents – CDBG 2019 public services grants will support local child abuse prevention services, food boxes and furniture to homeless and low-income residents, and a senior companion program for elderly home-bound adults.
- Increase economic opportunities for Albany’s LMI residents through technical assistance to microenterprises and entrepreneurs at the Linn Benton Community College (LBCC) Small Business Development Center (SBDC) to help establish businesses and create local jobs and provide small grants to microenterprises to offset business start-up costs and costs to create jobs.
- Remove blighting influences through housing rehabilitation in low-income census tracts.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Below is a summary of progress made in 2018 towards the 2018-2022 Consolidated Plan goals.

Create affordable housing opportunities

- Willamette Neighborhood Housing Services provided down-payment assistance loans to three low- and moderate-income households who became Albany home owners.
- Habitat for Humanity is in the process of purchasing a residential property that will provide home ownership opportunity for a low-mod single-mother.

Preserve and improve existing affordable housing

- Willamette Neighborhood Housing Services provided housing rehabilitation loans to four low- and moderate-income Albany home- owners to improve the integrity, safety, and livability of their housing.

Reduce Homelessness

CDBG public services grants were awarded to two local shelters to provide meals, food boxes, case management, and life skills/employment training for homeless youth and adults.

- Signs of Victory served 224 unduplicated residents in the first six months of their grant term.
- Jackson Street Youth Services has provided safe housing and case management to 22 youth in the first six months.

Provided needed services to Special Needs and low-income residents

- Family Tree Relief Nursery child abuse prevention services for 16 children and a total of 29 family members in the first six months.
- Furniture Share provided healthy food boxes and furniture to 894 formerly homeless and low-income Albany residents in the first six months.
- Senior Companion Program has served 17 elderly low- and moderate-income adults to date.

Increase economic opportunities for Albany's low- and moderate-income residents

- The city helped 16 Albany residents, including 13 Latino residents take business classes or receive business advising at Linn Benton Community College in order to help establish local businesses and create local jobs.
- The city provided small grants to two microenterprises to offset costs to expand operations and create jobs.

Remove Blighting Influences

- CDBG funds helped remove blighted conditions through housing rehabilitation programs and public improvements at Sunrise Park.

Further Fair Housing

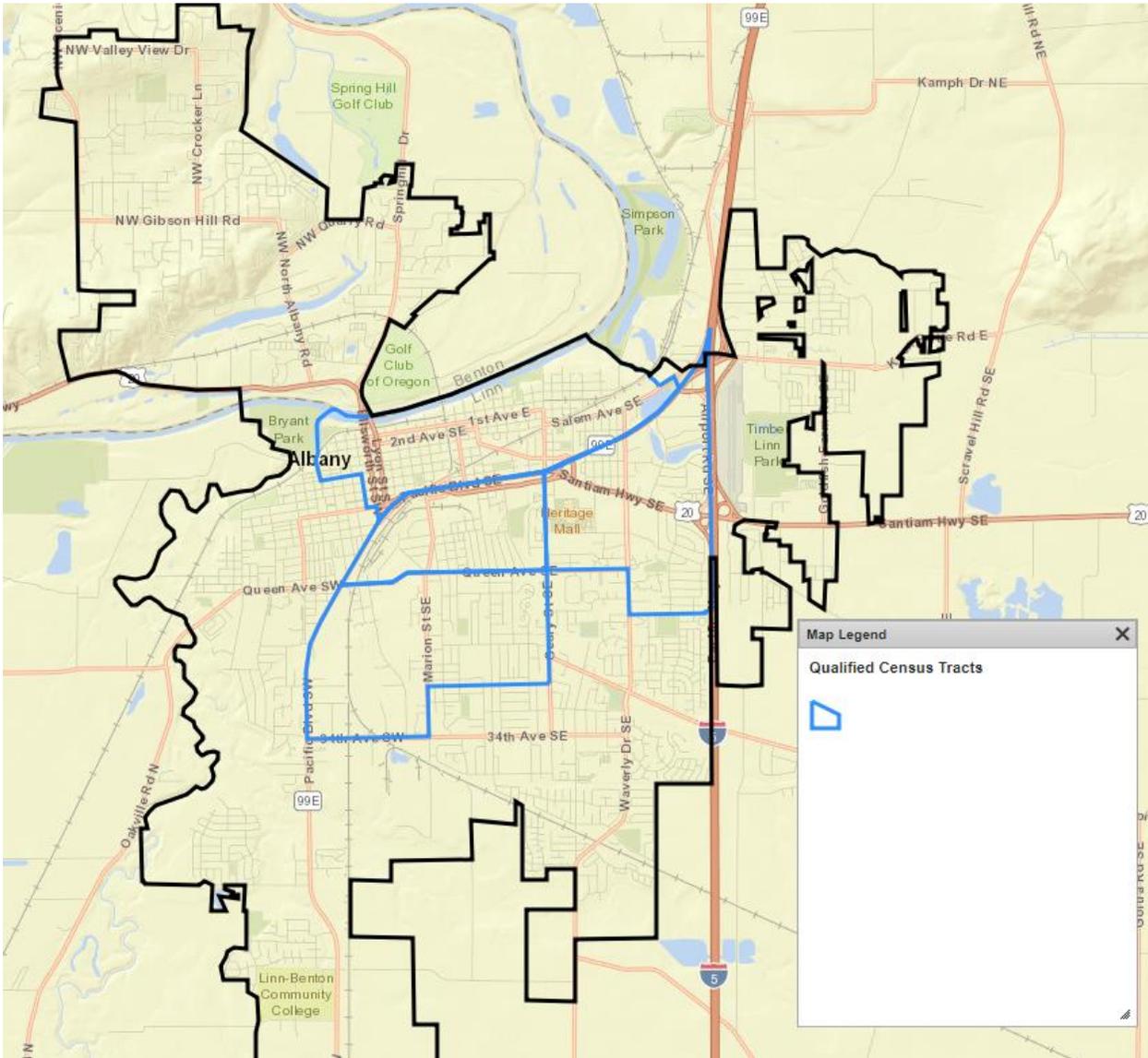
- Fair housing education for public officials and staff and for emergency shelter staff are scheduled for May 13, 2019. Planning is underway to provide training for residents/tenants in Spanish.



Sunrise Park Remodel



Shelter Services



2019 Target Area Map

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2019 Action Plan. The City and CDC obtained public input on housing and community development needs and priorities to assist with development of the Plan through a public summit on homelessness, participation in community groups (such as the Homeless Engagement and Resources Team monthly meetings), and outreach efforts by staff and Community Development Commissioners. The second phase of public input included agency consultations and solicitation and evaluation of grant proposals.

The last phase was to obtain public input on the draft 2019 Action Plan. The City advertised the 30-day public comment period and provided notice of the June 12, 2019 public hearing using the following methods:

- Notice was published in the Albany Democrat Herald on May 13, 2019.
- Notice posted on city's website, news feed, and calendar on May 10, 2019.
- Notice was e-mailed to agencies, interested parties and stakeholders on May 13, 2019 and June 4, 2019.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Albany received the following comments from citizens, Community Development Commissioners, and area agencies and service providers through meetings, funding applications and agency consultations:

Summary of Needs and Priorities Identified through Agency Consultations:

- Case management and shelter services are needed for Albany's homeless and at-risk youth;
- Family support services are needed for families with children up to 6 years of age that have risk factors associated with child abuse and neglect to prevent abuse and foster care placements;
- Long-term homeless and vulnerable residents staying at Albany Helping Hands Shelter need help finding employment, preparing applications and resumes for interviews, and job skills training, so they can reduce the need for public assistance and build self-esteem.
- Signs of Victory Shelter needs operational support to meet increased needs and services when capacity tripled after moving to a larger facility 1.5 years ago.
- There are no funds available to help start-ups and entrepreneurs get established.
- Housing rehabilitation funding is needed to meet the demand.

Testimony Received.

- Stacey Bartholomew, resident and Albany Area Habitat for Humanity Board member and Creating Housing Coalition President spoke in favor of CDBG funds for affordable housing.
- Brigetta Olson, Chief Operating Officer for Willamette Neighborhood Housing Services (WNHS) spoke in support of the CDBG programs. WNHS manages the housing rehabilitation and home buyer down payment assistance programs for Albany. Many applicants for housing rehab are seniors on fixed income that want to age in place but can't afford to without assistance.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were in support of the proposed 2019 Action Plan activities and of the CDBG program in general. All comments were accepted.

7. Summary

The 2019 Action Plan objectives and strategies support activities and public services that will reduce and prevent homelessness and expand economic opportunities for Albany's low-income, homeless, and young adult residents. Public services will also help prevent child abuse and foster care placements and provide nutritious meals and food boxes for Albany's low-income residents. Housing livability and affordability will be improved through housing rehabilitation. More funding is being allocated for property acquisition and development of affordable housing with the goal to attract a housing provider that will leverage other funds and resources to create new affordable units. Partnerships with local organizations will be continued and strengthened through ongoing consultations with area agencies and providers.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Anne Catlin; anne.catlin@cityofalbany.net; 541-917-7560.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Community Development Commission (CDC) consulted with public and assisted housing providers, health, mental health, and service agencies in group settings to learn more about community needs and to foster collaboration among providers. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of housing programs, services for homeless, and health and social services. The CDC consulted with Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium, and all agencies that provide services to Albany's homeless and special needs populations. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) monthly meetings. City staff corresponds with these agencies and service providers periodically to assess existing programs and performance and help identify gaps in need that could be supported with CDBG-funded activities and programs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

City staff and the CDC consulted with the following housing providers and health and mental health agencies including Linn Benton Housing Authority, Albany Partnership for Housing and Community Development, Willamette Neighborhood Housing Services, Albany Area Habitat for Humanity, Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium (CSC), emergency shelter providers, CHANCE (Communities Helping Addicts Negotiate Change Effectively), and other agencies that provide services to Albany's homeless and vulnerable populations. These local agencies contributed in identifying the needs for the 2019 Action Plan.

Staff corresponds with many of the agencies and service providers periodically to assess existing programs and performance and help identify gaps in need that could be supported with CDBG-funded activities and opportunities to enhance coordination between public and assisted housing providers and government, health and service agencies. Specific efforts by the city to enhance coordination among providers and agencies include:

- City (Homeless) Solutions Team—the city and the Albany Police Department created a departmental team with community resource leaders from Linn County Health Services, Alcohol and Drug, Parole and Probation, CHANCE, and Samaritan Hospital, to provide direct and intentional contact and connection to services when encountering homeless individuals in need. Staff will contact CHANCE staff who will provide peer support to help address addiction, housing and other needs.

- Several city staff serve on the Homeless Engagement and Resource Team (HEART), which includes housing providers, shelters, homeless advocates, health providers, school district, CHANCE, Linn County Health and Alcohol and Drug, CSC, the Rural Oregon Continuum of Care (ROCC), and Samaritan General Hospital. HEART was created to enhance coordination among providers; members work together to assess the needs of Albany's homeless and at-risk populations, coordinate services, prioritize and address Linn County's homeless and housing needs, and implement strategies to reduce homelessness. HEART, the City and CSC coordinate the annual homeless resource fair and homelessness summit for the community. More than 50 agencies participate in the annual resource fair to serve homeless and poverty-level residents. The fair provides an opportunity for agencies to coordinate and communicate, especially those that do not regularly attend the monthly HEART team meetings.
- Affordable & Decent Housing: The Mayor and Albany Partnership for Housing and Community Development and Linn County Mental Health staff are collaborating to provide needed housing and supportive services to existing residents with mental disabilities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Linn and Benton counties are included in the 28 counties served by the ROCC. The chair of the CDC was the ROCC program coordinator. ROCC works with CSC and JSYS on programs to address homelessness, such as veteran, youth and domestic violence victims' services. JSYS is participating on the Homeless and Runaway Homeless Youth (RHY) Advisory Committee and programming for addressing youth homelessness. Linn and Benton Counties are considering an application for expanding RHY services in the counties.

CSC is the state and federally recognized community action agency that serves Albany. CSC is dedicated to ending poverty in the region and serves as a conduit for federal and state homeless program funding. CSC offers homeless prevention and rapid re-housing assistance to residents at risk of becoming homeless and for homeless residents. CSC programs include emergency funding for rental assistance, utility bills and the low-income home energy assistance program (LIHEAP), weatherization services, and Supportive Services for Veteran Families (SSVF) that includes housing services.

City and CSC staff coordinate and consult on a regular basis and with area providers that serve Albany's homeless and at-risk homeless populations, including families with school-aged children, through the McKenney Vento program coordinator for the local district, who also serves on the CDC.

Creating Housing Coalition - In 2018, a group of homeless advocates, representatives from the city, Habitat for Humanity, Linn County Health Services, Department of Human Services, Salvation Army and others started meeting to talk about housing needs of homeless residents. Creating Housing Coalition is formalizing as an organization and is evaluating partnership opportunities with other agencies to implement a vision to create a tiny house village for homeless residents.

All three emergency shelters in Albany requested and will be awarded funding in the 2019 Action Plan. Signs of Victory Mission tripled its capacity and expanded services in 2018 and JSYS opened a transitional house for young adults ages 18 to 20 for unaccompanied and homeless youth. The Consolidated Plan and the 2017-2018 Action plan recognized these additional opportunities to address needs, and the 2018-19 Action Plan provides funding for these organizations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City and CSC staff consult throughout the year to discuss homelessness and emergency housing needs, how Emergency Solutions Grants (ESG) funds are being used, and performance outcomes to determine if there are any community and homeless needs that can be addressed with CDBG funds.

CSC uses ESG funds for rapid re-housing and homeless prevention, both in a short-term assistance manner. A portion of ESG funds are used for Homeless Management Information System (HMIS) record keeping purposes to track program outcomes and to assist in identifying populations that need assistance.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF ALBANY
	Agency/Group/Organization Type	Other government - Local Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Public facilities, accessibility and infrastructure needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments were consulted to gain insights into community and economic development needs, infrastructure and public facility needs, parks and recreation needs, housing and affordability needs, lead paint issues and practices, and the impacts of land use planning and policies on housing affordability. The city consulted with the police and city manager departments regarding the homeless solutions team. This consultation and coordination will be ongoing.
2	Agency/Group/Organization	Community Services Consortium
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment Publicly Funded Institution/System of Care Regional organization Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Consortium (CSC) is a community action agency that receives Community Services Block Grant funding to operate services in a three-county region that includes Albany. CSC provides housing services, rental and utility assistance, job training, Emergency Solutions Grants (ESG funds) to reduce homelessness in Albany, and they operate four continuum of care-funded projects. CSC was consulted for input about homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, and job training. Collaboration and consultation will be ongoing throughout the five year Consolidated Plan period.
3	Agency/Group/Organization	Linn Benton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in Albany, serves over 2,600 families in the two-county area. The LBHA also provides affordable housing to Albany seniors and persons with mental disabilities. LBHA provided data regarding Section 8 housing choice voucher use in Albany for the Con Plan. LBHA was consulted for home buyer assistance programs, housing needs of persons with mental illness, and affordable housing needs in general. Coordination and consultation will continue as the Consolidated Plan is implemented. LBHA provides individual development accounts to help residents save for home ownership and they have ill use CDBG funds to provide home buyer down payment assistance grants to existing clients to help them become homeowners.</p>
4	<p>Agency/Group/Organization</p>	<p>WILLAMETTE NEIGHBORHOOD HOUSING SERVICES</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service-Fair Housing Regional organization Planning organization Civic Leaders Community Development Financial Institution Neighborhood Organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Willamette Neighborhood Housing Services (WNHS) is the Community Housing Development Organization (CHDO) in the area. WNHS merged with NEDCO this past year. NEDCO is a Community Development Financial Institution. The City consulted with staff on affordable housing needs and programs offered by WNHS. WNHS is overseeing housing rehabilitation and home buyer down-payment assistance programs on behalf of the City.</p>

5	Agency/Group/Organization	Albany Helping Hands
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Helping Hands is one of two large homeless shelters in Albany and they own several transitional houses for hard to house and one for women with children. The City consulted with staff to help assess homeless needs and eligible CDBG activities. CDBG funds will support the employment coordinator position that works with clients, many who have been homeless for months, gain skills, prepare resumes, and practice interviews, to help them re-enter the workforce.
6	Agency/Group/Organization	Signs of Victory Mission
	Agency/Group/Organization Type	Services-homeless Services - Food and hygiene
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Signs of Victory (SOV) is a homeless shelter with services in Albany, having recently expanded into a larger facility. The City consulted with SOV to identify the highest priority needs to help homeless and at-risk residents. The shelter provides health care navigation services, food boxes, clothing, hygiene products and more.

7	Agency/Group/Organization	JACKSON STREET YOUTH SERVICES
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services was consulted on the housing and services needs of homeless and at-risk youth in Albany. CDBG funds were awarded to provide youth case management and services to youth staying at the shelter or in transitional housing.
8	Agency/Group/Organization	Albany Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults frequently with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects. CDBG funds helped Habitat acquire property for affordable housing. The City will consult and collaborate with Habitat to help low-income homeowners with decent housing.
9	Agency/Group/Organization	Albany Partnership for Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	APHCD owns and manages 133 units of affordable housing and three permanent supportive housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing. Some of APHCD properties are aging and need to be remodeled and rehabilitated.
10	Agency/Group/Organization	Linn Benton Health Equity Alliance
	Agency/Group/Organization Type	Services-Health Service-Fair Housing Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy Fair Housing strategies
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City CDBG staff attends meetings when possible to participate in regional discussions and training around access to opportunity, equity, diversity and healthy housing policies and programs. City staff met with the director to talk about how to be more inclusive of Latina residents. Consultation is ongoing.
11	Agency/Group/Organization	Greater Albany Public Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children in the GAPS district. The City also consulted with GAPS regarding safe routes to schools and other improvements in low-income areas.
12	Agency/Group/Organization	Oregon Cascades West Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - State Other government - County Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Cascades West (CWCOG) staff about needs for seniors and persons with disabilities. The CWCOG has expressed needs supporting their Senior Companion Program. Coordination and discussion regarding needs of seniors and residents with disabilities is ongoing as are needs for entrepreneurs and microenterprises.

13	Agency/Group/Organization	C.H.A.N.C.E.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consults regularly with the director of C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change Effectively) regarding programming needs to support residents in recovery and with mental health issues. C.H.A.N.C.E. programs and services are growing and expanding without needing CDBG assistance. C.H.A.N.C.E. is instrumental in helping homeless residents get into programs and residents in recovery get jobs and into stable housing.
14	Agency/Group/Organization	Linn Benton Community College
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College, Small Business Development Center provides education, training, and counseling to small businesses through a team of business advisers and faculty. They offer microenterprise courses and counseling as well as small business management programs to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for microenterprise businesses and how to create jobs for low and moderate-income residents. CDBG funds support the LBCC microenterprise and small business development programs that will increase economic opportunities and jobs for LMI residents.
15	Agency/Group/Organization	State of Oregon Department of Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DHS Local Department of Human Services staff participate in monthly HEART meetings and participates in the annual resource fair for persons experiencing homelessness. DHS provides data on child abuse, domestic violence, and foster home placements.
16	Agency/Group/Organization	Linn County Health Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. Linn County staff were consulted for input regarding care and housing needs of many of the populations at risk of homelessness, special needs and low-income residents. The County provides health and mental health care and supported housing for individuals and families. Linn County Health completed a community health assessment; city staff served on a health assessment committee and is serving on the community health improvement plan (CHIP) committee. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis. [Website: http://www.co.linn.or.us/health/]

17	Agency/Group/Organization	Albany Area Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City relies on the Albany Area Chamber of Commerce for data and input from the business community. The Chamber began the Popline to Jobs program by convening the Workforce Development Taskforce that worked to define the needs of local business and industry, The group developed a plan to combine their efforts with local educators to provide more comprehensive training options for local students. As a result of their efforts, Pipeline was developed to provide a single source for students, educators, parents, and industry to access information and opportunity.
18	Agency/Group/Organization	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	fair housing training and outreach
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consults with the Fair Housing Council of Oregon (FHCO) regularly to collect data on any allegations reported to FHCO from Albany, and assess fair housing needs and issues. City hires FHCO to carry out fair housing training activities, and get current fair housing materials/brochures for the public
19	Agency/Group/Organization	OREGON HOUSING AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff periodically reviews affordable housing funding opportunities and data provided by the state for planning and programming and to consult the statewide housing plan and fair housing plan.
20	Agency/Group/Organization	Oregon Health Authority
	Agency/Group/Organization Type	Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city collects data from Oregon Health Authority on people with AIDS/HIV, persons with disabilities and addictions, and related behavioral health services.
21	Agency/Group/Organization	Central Willamette Credit Union
	Agency/Group/Organization Type	Business Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Willamette was in the final steps of applying for the CDFI designation. Staff met with the CEO and other staff to talk about community and housing needs, potential programs and partnerships that the bank could help provide. CDFI will be marketing loans attractive to low-income residents seeking loans to purchase homes.
22	Agency/Group/Organization	Casa Latinos Unidos
	Agency/Group/Organization Type	Services - Housing Services-Health Service-Fair Housing Services to Spanish-speaking residents
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Needs of Spanish speaking residents
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with Casa Latinos Unidos regarding needs of Spanish speaking residents, possible cdbg-eligible activities and ways to encourage participation in programs. Consultation is ongoing.
23	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consults with Region 10 staff when questions arise regarding programs, eligibility and environmental reviews. Staff also consults HUD Exchange on a regular basis for training and best practices.

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted with most of the area agencies, civic and business leaders in developing the 2019 Action Plan. Some agencies that were consulted with the development of the 2018-2022 Consolidated Plan were not consulted with this action plan because their programs are either do not need funding, do not have eligible activities at this time, and/or are complementary.

The city did not directly consult with corrections institutions staff in this Action Plan based on conversations with corrections institutions in preparation of the 2018-2022 Consolidated Plan last year. Linn County Parole and Probation officers attend monthly HEART (homeless engagement and resource team) meetings where local service agencies discuss homelessness, housing and how to best support residents including the transition out of corrections facilities into housing or temporary shelters.

City staff and elected officials have ongoing consultation with area civic and elected leaders, business leaders and agencies. Staff also evaluates agency websites and reports and keeps current on local news regarding efforts or needs that could be eligible for CDBG support.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Albany Strategic Plan goals support and complement the CSC strategic plan goals. CSC's primary goal is to end poverty through a variety of programs including jobs and financial support, training and education. CSC receives funding to address and prevent homelessness, serve veterans and low income residents with emergency housing services and the local food bank.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City is in the second year of the 2018-2022 Consolidated Plan, which used extensive outreach to determine five year community priorities. Each year, the city prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies.

The city followed its Citizen Participation Plan in carrying out the process to develop the 2019 Action Plan. The CDC and staff focus on identifying gaps in priorities needs, creating partnerships and collaborations to foster successful projects, and leveraging funds to address needs for low income and homeless residents, services for special needs and low- income persons, and community and economic development needs. To broaden citizen participation to area Latina/Hispanic residents and to assess needs, the city held a meeting with Latinx leaders in the community. Consultations and input from these leaders are ongoing.

Input on community needs was gathered through a 2018 open house, 2018 homeless and affordable housing summit, community wide ‘needs’ survey, public hearings, outreach with local agencies, and advertising in the local paper, the Albany Democrat Herald. Citizen input and agency consultations helped to establish the five-year strategic plan priority needs and goals.

Additional direct consultation by staff and the CDC provided an opportunity to clarify and expand on the city's understanding of community needs and funding priorities for 2019. The CDC and staff also evaluated past performance to determine how funds could be most effectively utilized in 2019. The 2019 Plan activities were selected to address strategic plan goals and priorities.

The draft 2019 Action Plan was posted on the City’s website and was available at the Albany Community Development Department, and at both Albany public libraries.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	<p>Almost 60 residents and agency representatives attended the November 8, 2018 Annual Summit on Homelessness, "health, housing and priorities", sponsored by HEART. Miranda Miller of Corvallis Homeless and Vulnerable Group spoke about a partnership they have with Samaritan Hospital to identify and support highest users of emergency medical assistance about innovative approaches being used to address homelessness in the area and an affordable housing developer explained what it takes to develop affordable housing. Statistics on housing affordability and homelessness were provided such as # of residents receiving housing choice vouchers and number of residents unable to be helped with rapid-rehousing due to lack of housing.</p>	<p>Attendees participated in prioritizing populations to serve and programs that are needed. Attendees identified the following populations in need of resources: hard to house, families with children, youth, disabled, seniors, chronically homeless, victims of domestic violence, veterans, working poor, minorities, and pregnant women. Priority needs identified included: affordable housing, tiny house village, rapid re-housing assistance, emergency shelter, homeless prevention, transitional housing, and permanent supportive housing.</p>	<p>All comments were accepted.</p>	

2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Forty-five residents and public officials attended a forum on Affordable Housing in Albany on December 11, 2018 hosted by the City of Albany.</p>	<p>-College students also experience housing cost burden and homelessness; need for wrap around services to support students. -Very low housing availability; all agencies have long multi-year waiting lists.</p> <p>-Tara Dixson mentioned the large number of homeless students in Albany. Lots of doubled-up or shared housing situations.</p> <p>-Very depressing for people, easy to feel defeated. - Parents living in cars or tents are fearful to ask for help because they are worried their children will be taken away.</p> <p>-Scott Lepman talked about scarcity of land and regulatory risks (wetlands), and the need for banks to provide capital and be on board with plans.</p> <p>-Martha Lyon, CSC Executive Director, asked what could be done right now for the 4,000 households in need; emergency contingency plans a possibility? People need help now, not in 4 or 5 years.</p> <p>-Emergency measures taken in Eugene (warming shelters, ordinance to allow sleeping in parked cars on church parking lots) resulted in a tiny home community, first Opportunity Village and then Emerald Village.</p> <p>-Mayor Konopa mentioned the idea of shared vouchers, or possibly allowing individuals to pay the difference on a housing voucher when rent is over the approved amount.</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>-Could the county lift restrictions on campgrounds so people can stay longer, or possibly create a new campground.</p> <p>-Martha Lyon proposed the idea of purchasing housing units to guarantee income public/private project., making sure it is profitable for developers.- Community members need to step forward and help the issue, not just complain about elected officials. - Suggestion and support to make housing affordability meetings more frequent.</p>		
3	Newspaper Ad	Non-targeted/broad community	The city published an ad in the local Albany Democrat Herald newspaper regarding the 30-day comment period and the public hearing date for the 2019 Action Plan on May 13, 2019.	No written comments have been received since the ad was published.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	The Albany City Council held a public hearing on the 2019 Action Plan on June 12, 2019.	<p>Stacey Bartholomew, resident serving on the Albany Area Habitat for Humanity Board and President of the Creating Housing Coalition spoke in support of the CDBG funds for affordable housing. Habitat for Humanity was able to help another family on the list with assistance. Creating Housing is hoping to build a tiny house village to increase the variety of housing.</p> <p>Brigetta Olson, Chief Operating Officer of Willamette Neighborhood Housing Services, a community development corporation, spoke in support of CDBG programs. WNHS receives money to operate housing repair program in Albany. Most applicants are elderly residents on fixed incomes unable to keep up their homes.</p>	All comments were accepted.	
5	Agency meeting	Minorities Non-English Speaking - Specify other language: Spanish	City staff met with leaders of agencies that work with Latino/Latina residents twice, once on September, 2019 and again on November 9, 2018. Representatives from Casa Latinos Unidos, Linn Benton Health Equity Alliance, Oregon State University Extension (nutrition), Linn Benton Community College, and Albany Area Schools attended meetings.	Discussion focused on program and service needs of Spanish speaking residents, and how to reach or inform residents. Suggestions included information at events, classes in Spanish, through church, and the need for more "navigation" type services in Albany (Casa Latinos Unidos office in Albany, for example).	All comments and suggestions were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	The City posted and distributed a press release regarding the 30-day comment period and public hearing on the AAP. The press release runs on the front page of the city web page and on the CDBG page and is aired on local media. Staff also sent notices by email to all agencies and interested parties twice- the first to send the press release out about public participation opportunities, and the second as a reminder of the June 12 public hearing and close of the 30-day comment period.	None received.		www.cityofalbany.net

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The city’s 2019 annual formula grant is \$380,311. The city estimates \$x of prior year resources will be unspent on June 30, 2019. The city expects that all the prior year activities will be completed by December 31, 2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	380,311	0	0	380,311	1,200,000	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Anticipated leveraged resources for programs proposed in the 2019 Action Plan are identified below:

- Public Services – all public service subrecipients will provide a match of at least 100 percent; the city estimates a leverage of at least \$300,000. The primary source of matching funds is private donations but may include other state and federal funds.
- Housing Rehabilitation and Down Payment Assistance –programs will leverage around \$30,000 in public and private funds.
- Economic Opportunities – microenterprise assistance is anticipated to leverage \$20,000 in private funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The city owns a surplus property that is zoned residential that has an old water tower and building on it. The city anticipates using CDBG funds to clear the property and prepare a request for proposals for developing affordable housing on the property.

Discussion

The City will use CDBG funds in partnership with subrecipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to subrecipients for public services or economic development are anticipated to leverage private funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Increase affordable housing opportunities	CDBG: \$89,311	Rental units constructed: 6 Household Housing Unit Buildings Demolished: 1 Buildings
2	Preserve affordable housing	2018	2022	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve Existing Affordable Housing	CDBG: \$120,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$36,500	Homeless Person Overnight Shelter: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 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
5	Create economic opportunities	2018	2022	Economic Development		Enhance economic opportunities for LMI residents	CDBG: \$38,000	Jobs created/retained: 3 Jobs Businesses assisted: 5 Businesses Assisted Other: 10 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create affordable housing opportunities
	Goal Description	In PY 2019, CDBG funds will assist with costs for site acquisition and/or public improvements for new affordable housing (2019 and 2018 carryover). CDBG funds will provide funding for home buyer down-payment assistance programs (Carryover funds).
2	Goal Name	Preserve affordable housing
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation.

3	Goal Name	Reduce and prevent homelessness
	Goal Description	<p>Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness. PY 2019 CDBG public services grants will support these activities:</p> <ul style="list-style-type: none"> • Youth shelter services and case management to help youth finish school, reconnect with families and/or skills to live successfully on their own. • Shelter operations and programs at Signs of Victory Mission. • Employment coordinator and job readiness program at Helping Hands Shelter.
4	Goal Name	Provide needed public services
	Goal Description	<p>In the 2019 Action Plan, the city will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following:</p> <ul style="list-style-type: none"> • Family support intervention program to prevent child abuse and foster care placements. • Food boxes and furniture for low-and-moderate income residents to ensure every family has a bed, kitchen table and healthy food. • Senior companion program that matches low-income seniors with house-bound seniors for companionship and services.
5	Goal Name	Create economic opportunities
	Goal Description	2019 funds will enable low-mod residents to access microenterprise and small business development courses at the community college for free and will provide small grants to small businesses for job creation.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2019. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan. Project details are provided in Section AP-38 Project Summary.

Projects

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

Table 7 - Project Information

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

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, low- and extremely low-income residents.

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 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 Project Summary Information

1	Project Name	2019 Affordable Housing
	Target Area	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	Goals Supported	Create affordable housing opportunities Preserve affordable housing
	Needs Addressed	Increase affordable housing opportunities Improve Existing Affordable Housing
	Funding	CDBG: \$209,311
	Description	Affordable housing is a priority focus in 2019. The affordable housing project will provide funds to increase and improve the supply of affordable housing for low- and moderate-income residents. The first activity will support property acquisition, clearance, demolition or infrastructure needs to create new affordable housing. The second activity will preserve and improve existing affordable housing by continuing the homeowner housing rehabilitation program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1. <u>Real Property Acquisition, Clearance or Development</u> . The city anticipates at least one household will benefit from property acquisition or clearance. 2. <u>Housing Rehabilitation</u> . Three LMI households will benefit from this activity.
	Location Description	Blighted and vacant properties are being evaluated in Albany's low-mod Target Area Census Tracts.
Planned Activities	1. Acquire, clear or improve one property to create new affordable housing. 2. Willamette Neighborhood Housing Services will manage the housing rehabilitation program that provides no-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.	
2	Project Name	2019 Youth Shelter Services
	Target Area	Census Tract 204
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$11,500

	Description	This Public Services activity will provide emergency and transitional shelter and support/prevention services to homeless and at-risk youth ages 10 to 18.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 20 Albany youth who are homeless or at risk of becoming homeless annually.
	Location Description	Jackson Street Youth Services Albany House shelter is located at 1240 7th Avenue SE; Albany OR 97321.
	Planned Activities	The Albany House shelter has beds for 10 youth. This activity will provide both shelter and case management to homeless and at-risk Albany youth ages 10 to 18. Each youth works with trained staff to create a case plan. Most are approved for a 72-hour stay, which can be extended as circumstances require. Staff help youth with school, and give young people opportunities to exercise leadership, build skills, and get involved in their communities.
3	Project Name	2019 SOV Emergency Shelter Operations
	Target Area	Census Tract 208.1
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$18,000
	Description	Emergency shelter operations and programs to provide overnight shelter, food, services and resources to reduce homelessness and move residents into permanent housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit at least 250 unduplicated homeless residents with extremely-low incomes.
	Location Description	signs of Victory Mission Shelter, 450 11th Avenue SE, Albany OR 97321
	Planned Activities	Provide 103 overnight beds and detox room, food, hygiene, clothes, and increase shelter operations and services to provide a day use room and commercial kitchen.
4	Project Name	2019 Shelter Employment Coordinator
	Target Area	Census Tract 208.1

	Goals Supported	Reduce and prevent homelessness Create economic opportunities
	Needs Addressed	Reduce Homelessness Enhance economic opportunities for LMI residents
	Funding	CDBG: \$7,000
	Description	Provide employment coordinator to help residents gain employment and reduce homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 30 homeless or extremely low-income residents.
	Location Description	Albany Helping Hands Shelter is located at 619 9th Avenue SE, Albany, OR 97321.
	Planned Activities	Screen homeless clients to understand work history, employability, physical, mental, education, communication, criminal history, addictions and work to remove or overcome barriers. The employment coordinator will help clients with resume and interviewing skills, GED or college certificates, and other skills such as anger management and will help clients develop an employment plan and goals, keep commitments.
5	Project Name	2019 Child Abuse Prevention Program
	Target Area	Census Tract 208.1
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: \$9,000
	Description	Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program's home-based services provided to high-risk families with children under the age of three.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This public services activity is estimated to benefit 30 Albany residents in 10 households identified as at-risk for child abuse.

	Location Description	Family Tree Relief Nursery is in Census Tract 208.1. Past data indicate most residents served by this program live in one of the city's Target Area Census Tracts.
	Planned Activities	A trained interventionist educates parents impacted by poverty, domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients.
6	Project Name	2019 Food and Furniture Distribution
	Target Area	
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: \$9,000
	Description	This activity provides 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.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 500 unduplicated extremely-low income Albany residents
	Location Description	This service is provided Citywide; however most residents are living in poverty and live in one of the four city Target Areas.
	Planned Activities	Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. The program also provides life skills training for residents with disabilities, coming out of incarceration, or with other issues that make it challenging to gain employment.
7	Project Name	2019 Senior Companion Program
	Target Area	
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: \$2,500

	Description	Low- and moderate-income seniors help house-bound seniors with daily needs and provide companionship.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 senior residents will benefit from this activity.
	Location Description	Citywide.
	Planned Activities	The Senior Companion Program matches low-income (200% poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and also give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.
8	Project Name	2019 Microenterprise Assistance
	Target Area	
	Goals Supported	Create economic opportunities
	Needs Addressed	Enhance economic opportunities for LMI residents Improve access to opportunities
	Funding	CDBG: \$18,000
	Description	Support entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with small grants to promote job growth.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 microenterprises will receive grants and create at least 3 full-time low-mod jobs.
	Location Description	Specific microenterprises have not been identified for this funding.
	Planned Activities	CDBG funds will provide financial support to Albany entrepreneurs and microenterprises to help them grow their businesses and create low-mod jobs. Small grants up to \$10,000 will offset startup costs and costs to create jobs for Albany residents.
9	Project Name	2019 Small Business Development
	Target Area	
	Goals Supported	Create economic opportunities

	Needs Addressed	Enhance economic opportunities for LMI residents
	Funding	CDBG: \$20,000
	Description	The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) provides micro-enterprise training and technical assistance to Albany entrepreneurs, microenterprises and small businesses.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 resident entrepreneurs, microenterprises or small businesses will take courses or receive one-on-one business advising services
	Location Description	Linn Benton Community College, 6500 Pacific Boulevard SW, Albany, OR 97321
	Planned Activities	Provide low and moderate income Albany residents that are entrepreneurs or business owners with business courses, advising, and technical assistance to support business growth and create jobs for LMI residents.
10	Project Name	2019 Program Administration and Fair Housing Planning
	Target Area	Census Tract 204
	Goals Supported	Create affordable housing opportunities Preserve affordable housing Reduce and prevent homelessness Provide needed public services Create economic opportunities
	Needs Addressed	Increase affordable housing opportunities Improve Existing Affordable Housing Reduce Homelessness Help non-homeless residents with special needs Enhance economic opportunities for LMI residents Improve access to opportunities
	Funding	CDBG: \$76,000
	Description	This activity provides the CDBG program administration and planning to run and monitor the CDBG programs and activities and provide fair housing outreach, education and monitoring.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Administering the CDBG programs will indirectly benefit around 800 Albany residents in PY 2019.
	Location Description	Albany City Hall, 333 Broadalbin St SW, Albany OR 97321
	Planned Activities	Prepare Action Plan, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Albany has four census tracts that HUD has qualified as low-income tracts with over 50 percent of the households with incomes less than 80 percent of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. These tracts are concentrated in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	20
Census Tract 208.1	8
Census Tract 205	
Census Tract 208.2	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Residents in the target area low- to moderate-income Census Tracts have higher rates of poverty and lower rates of homeownership than citywide. Median family incomes are lower than citywide. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations.

Discussion

In the 2019 Action Plan, the city will focus funding on improving housing units, removing blighting influences, and improving accessibility and access to opportunities in the target area Census Tracts. The city estimates 50 percent of its 2019 CDBG entitlement award will be spent in these areas.

Affordable Housing

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 2019 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 Albany housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock of at least 3 owner-occupied households. Prior year resources will continue the down payment assistance programs to promote home ownership in 2019, with the anticipation of serving 3 households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	2
Total	6

Table 10 - 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 residents obtain affordable housing. CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing.

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 and 2018 CDBG funds will provide homebuyer assistance to at least two LMI households in 2019.

AP-60 Public Housing – 91.220(h)

Introduction

Albany has a total of 537 publicly-supported housing units owned by several affordable housing agencies and limited partnerships, but there is no public housing in Albany as defined by the applicable CFR.

Actions planned during the next year to address the needs to public housing

The local housing authority, Linn Benton Housing Authority (LBHA), owns and manages 104 units of affordable housing units in Albany, primarily for seniors and the disabled; however, none of these units qualify as “public housing” as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program. In April 2019, 948 Albany households were receiving vouchers and 824 households were on the waiting list.

LBHA owns and manages 107 units of affordable housing for seniors and residents with special needs, 7 beds for residents with mental health issues and 8 units for persons with psychiatric disabilities in Albany. Planning is underway to expand on site at Clayton Meadows, an independent senior housing development.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While Albany does not have any public housing residents as defined by CFRs, LBHA has a family self-sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to enable Section 8 participants to become self-sufficient and free of public assistance. The program works to offer support and help link participants with community resources to overcome barriers to self-sufficiency, while allowing them to build an escrow savings account to increase their asset base. The Housing Authority’s FSS Program also offers FSS clients the opportunity to participate in an Individual Development Account (IDA), which is a matched savings program to help clients achieve goals of homeownership, education and/or advancement in employment. LBHA’s FSS Program partners with Community and Shelter Assistance Corp (CASAC) through the Valley Individual Development Account (VIDA) Program and availability of this program is based on funding, motivation and goal readiness.

LBHA received CDBG funds in 2017 to provide down-payment assistance grants to help FSS clients become homeowners. To date, the housing market has raised prices out of reach for many clients, or the clients’ incomes have improved, and they no longer qualify for the assistance. LBHA staff currently has an FSS family that recently qualified for a Habitat for Humanity house and will receive a CDBG-funded down-payment assistance grant to become a Habitat home owner.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The local housing authority, Linn Benton Housing Authority is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The 2019 Point-in-Time count (PIT) for Linn County found 264 homeless people, with 189 sheltered and 75 unsheltered, a slight decrease from 2018. Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people, with 37 known individuals. Most of the unsheltered homeless suffer from mental illness and/or addiction and are homeless by choice.

The McKinney Vento 2017-18 school year count of Greater Albany Public School District students experiencing homelessness was 279, including 88 unaccompanied youth. Most homeless school-aged children were sharing housing with others (180); 56 were staying in a shelter; 16 were living in a motel; and 17 were not sheltered.

Albany area agencies provide homeless and non-homeless special needs residents with emergency shelter, case management, job and life skills training, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, clothing, and food pantries. Linn County Mental Health and Community Services Consortium provide needed services to residents with mental illness, developmental disabilities, addictions, veterans, and seniors.

The city assessed unmet demand for services through agency consultations and a competitive grant application process to identify the CDBG-funded activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will undertake the following actions to reduce homelessness and reach out to homeless persons in 2019:

1. The newly created City Solutions Team will provide "curbside intervention" or immediate assistance and resources when encountering homeless residents by connecting them to professional services on the spot. The team includes representatives from most City of Albany departments, Linn County Mental Health and Alcohol and Drug programs, Samaritan Albany General Hospital, and several community organizations and people with direct contact with and knowledge of people who are camping in parks and along the Willamette River. The objectives are to reduce homelessness and calls for emergency and non-emergency services and interaction with the criminal justice system. Communities Helping Addicts Negotiate Change Effectively (CHANCE) will play a critical role; the agency will receive calls from emergency responders, respond to the scene, and bring residents to their offices for immediate services. CHANCE will then act as navigator for services, working with residents to find housing, address addiction issues, and mental health needs. Emergency responders will be offering to connect

homeless to services on the spot.

2. Support the annual resource fair in May for homeless residents. The resource fair has numerous vendors/agencies that provide a variety of services (medical, dental, vision screenings, healthcare sign ups, identification, shelter services, haircuts, etc.) to Albany's homeless and extremely low-income residents at risk of becoming homeless.
3. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness.
4. Support the City (Homeless) Solutions Team – staff will monitor progress in reaching and helping chronically homeless get needed services.
5. The Albany Police Department and other agency staff will identify and monitor Albany's homeless camps to encourage residents to seek supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city consults with shelters and service providers annually and attends Homeless Engagement and Resources Team (HEART) meetings to keep up to date on resources and activities to reduce homelessness. The city used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents. All three local shelters applied for and will receive 2019 public services grants.

All shelters reported being at capacity through the winter months of 2018-2019. Signs of Victory Mission (SOV) shelter provides 97 beds and four rooms for families with a capacity of 110. SOV serves 3 meals a day to roughly 100 people every day of the year. SOV anticipates providing 35,000 shelter nights in 2019, serving 400 unduplicated individuals.

JSYS operates the Albany House youth shelter, which serves youth ages 10 to 17 who are homeless, runaway, or at-risk of homelessness. JSYS provides vulnerable youth with a safe home-like place to live. Staff provides family mediation, referrals for counseling and medical care, and staff works with youth 24 hours a day to help them excel at school, learn life skills, and find safe, stable housing, ideally with their family. JSYS expects to serve at least 30 unduplicated youth in 2019, most being from Albany. The CDBG 2019 public services grant will offset costs for resident case managers.

Albany Helping Hands Shelter was close to capacity for 2018, reporting 36,418 bed-nights and 86,185 hot meals. Helping Hands provides employment training for residents and reducing barriers to employment and help clients become employed. The shelter anticipates serving 30 to 50 clients in the 2019 program year. Shelter staff also include a bilingual employee to help Spanish-speaking clients.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

Albany Helping Hands Shelter opened a transitional house for women with children in April 2019 with capacity to provide 10 women and children with transitional housing. This will give women and children a safe place to stay with services and will provide time to find permanent housing. Helping Hands is renovating a house to provide housing for sex-offenders near the existing shelter.

JSYS expanded its “Next Steps” program into Albany with the opening of a transitional house for young adults ages 18-20 for up to 18 months.

CSC is the area Continuum of Care agency that plans and coordinates a network of services provided in Linn, Benton, and Lincoln counties. As the state and federally recognized action agency for the region, CSC acts as a conduit for federal and state homeless program funding and coordinates the annual Point-in-Time counts. CSC provides eviction prevention assistance, housing assistance for homeless residents and veterans, and rental and utility assistance.

The City of Albany’s 2019 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth Support Services –A CDBG public services grant will provide emergency housing, case management, and support services for 20 homeless or unaccompanied youth, ages 10 to 17. Shelter programs promote education and self-sufficiency and work to reunite youth with family or ensure they exit into a safe environment.
- Homeless Adults – CDBG public service funds will provide operational support to Signs of Victory Mission (SOV) and Albany Helping Hands Shelter (AHH). In 2019, SOV will complete a new commercial kitchen and convert the old kitchen to additional day use room. AHH will use CDBG funds to provide an employment coordinator that will work with approximately 40 clients to help them develop resumes, job interviewing skills, work experience and ethics so clients can gain employment and stable income. Both shelters have implemented milestones for residents to achieve to help them secure jobs, housing, or other needs to move them out of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The following programs and services will be provided by Albany agencies to provide housing and supportive services and prevent homelessness for Albany’s low-income and residents with special

needs.

CSC receives and manages Emergency Homeless Assistance and Emergency Solutions Grants to prevent homelessness and provide rapid-rehousing assistance for homeless residents. In 2018, CSC homeless prevention funds helped 96 Albany residents avoid eviction; 21 homeless residents obtained housing; and 70 residents were put on a master “unhoused” list until housing becomes available. CSC’s Supportive Services for Veteran Families program helps homeless and near-homeless veterans get into permanent housing and promotes housing stability among very low-income veteran families. The primary reason CSC was unable to help more residents remain housed or get into housing was because 46% of applicants could not find available and affordable housing. CSC also provides utility assistance, rental assistance, financial fitness classes, and helps renters and homeowners through several programs. CSC has funding for these programs and did not request CDBG funding for services in 2019.

Recovery Housing - Albany has ten “Oxford Houses” that provide housing for more than 130 people recovering from drug and alcohol addiction and a faith-based organization, God’s Gear operates four additional transitional houses. Many of the residents were incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.

Recovery Support Services - Communities Helping Addicts Negotiate Change Effectively (CHANCE), provides recovery support services to Albany residents through peer to peer services and self-help groups (anger management, parenting classes, step work groups, DDA, symptoms management, etc.). CHANCE serves as a housing navigator helping many hard to house residents get into case-managed housing and offers a safe environment to relax, socialize, and find support to make lasting change. CHANCE is expanding services throughout Linn County and did not request CDBG funding in 2019.

Young Adult Housing - In 2018, JSYS opened a house for up to 5 youth ages 18 to 20 who can stay for up to 18 months and meet weekly with a case manager.

2019 CDBG-Supported Public Services Activities:

- **Family Tree Relief Nursery (FTRN)** will prevent child and infant abuse and foster care placements by providing a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. Therapists work with families to strengthen and keep families together and to prevent abuse and foster care placements.
- **Furniture Share** will deliver healthy food boxes and quality used furniture, beds, pillows, and sheets to Albany households through the Beds for Kids and Feeding Our Future programs. Furniture Share estimates it will serve 100 Albany households with a dinner table and chairs; 1,800 individuals with a healthy food box; 650 beds, pillows, sheets, and blankets to children who are currently sleeping on the floor; and 750 individuals with basic furniture and household items. Most households served are extremely low-income and many are physically or developmentally disabled, frail, elderly, escaping domestic violence and/or homelessness, or suffering from addiction and/or mental illness. These services help to provide a suitable living environment and a foundation for improved family experiences and time together, mealtimes, better sleep improved health, and better school performance, and reduced risk for teen

substance abuse.

- **Cascades West Council of Governments'** Senior Companion Program matches poverty-level mobile seniors with home-bound seniors in exchange for a small stipend. The companions provide friendship and assistance to help seniors remain in their homes.

Discussion

City staff and the CDC met with area agencies and solicited grant applications and requests for proposals to assess additional housing and supportive services needs for non-homeless residents that may have other special needs to assess 2019 CDBG priorities. Many agencies are providing housing and supportive services to special needs residents and did not request CDBG funding assistance.

Linn Benton Housing Authority (LBHA), Cascades West Council of Governments, Linn County Health Services, and Albany Partnership for Housing and Community Development provide services and/or housing to Albany's seniors and residents with mental or physical disabilities, and others at risk of becoming homeless.

- LBHA develops, owns and manages housing for low-income families, the elderly, and people with disabilities.
- CWCOG helps seniors navigate housing needs and provides programs and services to help seniors remain safely in their homes as long as possible.
- Linn County Health Services (LCHS) provides mental health evaluation, treatment and crisis intervention services to residents. The county also provides services to residents who experience intellectual or development disabilities including case management, vocational services, residential and in-home services, and transportation to and housing support. Residential services including 24-hour support and may include group homes, foster care homes, supported living and state operated community programs.
- Albany Partnership for Housing partners with LCHS, CSC and LBHA to provide "step forward" no or extremely low-cost housing and case management and supportive services to those at risk of becoming homeless or who are homeless.

2019 CDBG funds will support the housing rehabilitation program for low-income homeowners. To date, the program has served mostly senior households on fixed-incomes in aging housing stock, enabling homeowners to improve the livability, safety and cost of their housing.

2019 CDBG funds are being allocated to acquiring or improving real property for future affordable housing. The CDC will be identifying potential partners over the next couple of months.

As discussed above, Oxford Houses and faith-based recovery houses have been successfully providing housing to residents with addiction alcohol and drug addictions. CHANCE provides support services to residents in recovery, addicts and residents with mental illness and helps these residents find supportive

housing.

Ground-breaking for the regional 16-bed treatment and recovery facility is planned for June 2019. The facility planning and fundraising was spearheaded by Samaritan Health Services with support from the cities of Albany, Lebanon, Corvallis and Linn and Benton Counties. The facility will serve residents 18 and older, including those who are pregnant or parenting, with recovery services. Samaritan also provides outpatient treatment and recovery services to Albany residents and support and referrals for mental health needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Thousands of Albany households experience housing cost burden, with a majority being renters. Just over one-fourth of Albany renters experienced severe housing cost burden, or 2,082 households in the 2013-2017 ACS estimate. Rents continue to increase locally; Albany's Fair Market Rents increased 15 percent between 2017 and 2019, reducing Albany's supply of affordable housing units.

The largest barriers to affordable housing in Albany are:

- lack of land available for affordable housing; and
- affordable housing supply that does not match the needs of Albany's residents, such as the need for one-bedroom apartments.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The city evaluated policies that may affect affordable housing development in preparing Albany's 2018-2022 Consolidated Plan (See MA-40 and SP-55). The city identified the following actions and strategies to address in 2019-2020 that are anticipated to ameliorate barriers to housing affordability:

- Residential Development Standards. The city appointed the Albany Development Code Amendments Task Force to evaluate numerous elements of the city's development code to reduce time and cost of residential development including clear and objective standards, infill standards, design standards, and affordable housing density bonus. Amendments to the Code are scheduled for spring of 2020.
- Accessory Dwelling Units. To comply with state law, the city now allows detached accessory dwelling units on land with single-family dwelling units (in addition to attached or incorporated accessory dwelling units).
- Housing Needs Analysis (HNA). For the city to adequately plan for residential growth and housing that meets the needs of all residents, the city must project population growth, housing demand, and assess what land is needed to accommodate needs at all income levels. The HNA will include recommend approaches and strategies to increase the supply of needed affordable housing. The city issued an RFP for a residential buildable lands inventory and the HNA; work is to be completed in April of 2020.

Discussion:

Housing affordability is a growing issue for Albany residents; as Albany's market rate housing costs continue to rise, there are long waiting lists for publicly supported housing units. The issue is complex as many variables affect housing affordability, including pressure from neighboring housing markets. The

city's efforts to evaluate the code for barriers to affordable housing and assess residential land availability in 2019 will help the city assess affordable housing policies and develop strategies for implementation.

The Albany median family income increased by 18.5% between 2018 and 2019, from \$57,900 to \$68,600 in 2019. Hopefully rising incomes and continued economic development efforts will reduce economic barriers to housing affordability for residents.

The city economic development and planning division staff consult and work with businesses, industries, developers and the chamber of commerce on an ongoing basis to assess workforce development needs, business growth needs, and other issues or obstacles to economic growth. In 2019, the City will launch efforts to update its buildable lands inventory and develop a housing needs analysis and economic opportunities analysis. These documents will help the city better plan for residential and employment growth and will help the city understand needs of area businesses.

2019 CDBG funds will support work of the Small Business Development Center to provide free one-on-one advising to small businesses and provide free business courses to low and moderate income residents and business owners to help them create family wage jobs for Albany residents. 2019 CDBG funds will also provide grants to Albany microenterprises to offset costs to expand businesses and create low-mod jobs.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Albany, through implementation of this Action Plan, will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, assist in the development of the community's institutional structure, and enhance the coordination of public/private housing and services efforts.

Actions planned to address obstacles to meeting underserved needs

Each year, the city consults with area agencies and other public and governmental entities to identify opportunities to partner and collaborate resources and programming to address as many of Albany's underserved needs as possible, from help providing services and programs to acquiring land to increase capacity. There are more needs than resources to meet those needs within the City of Albany.

The city prioritizes CDBG funds to activities that will have the greatest impact on serving Albany's low- to moderate-income populations, improving neighborhood livability and sustainability, and increasing economic opportunities.

Public Services for Homeless and Special Needs Residents. To date, the city has allocated the maximum amount it can to support public services for Albany's low-income and special needs populations. Public services grants are processed through a competitive application process; proposals with highest matches that leverage CDBG resources and those that serve the greatest number of people score the highest and are awarded funds. The city worked with agencies to identify agency needs that qualify for funding under other eligible activities such as acquisition, rehabilitation, or new construction.

Affordable housing is one of Albany's greatest needs, especially for Albany's households earning less than 50 percent of the area median income. The city consulted with area housing providers to assess agency capacity and resources for housing rehabilitation programs, property acquisition and construction of new housing to determine the most feasible activities that could be carried out in 2019 and planned within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2019 program year, the city will use CDBG funds to continue the housing rehabilitation program that improves owner-occupied housing. The program helps improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low and moderate-income homeowners.

Over the 2018-2022 Consolidated Plan period, the city plans to invest CDBG funds to acquire property for new affordable housing. In 2019, the city will identify partner agencies for the development of affordable housing through acquisition, clearing, rehabilitation, and/or development. The city will continue to evaluate the availability of blighted properties and uninhabitable living conditions that could

be acquired to remove blight and create sustainable and healthy homes.

Actions planned to reduce lead-based paint hazards

The City of Albany currently distributes lead-hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts and provides links on the city's website.

Subrecipients that administer housing rehabilitation programs or property acquisition programs must follow federal lead safe housing and renovation rules. The city developed a lead safe housing checklist on housing constructed before 1978. The checklist follows the federal requirements for lead safe housing and includes evaluation, testing, implementing safe work practices, compliance with the EPA's Renovator, repair and painting laws, clearance exams or risk assessments as required. In addition, the CSC will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant. The pamphlets are available on the city's website and at city hall.

The city will continue to closely monitor each housing rehabilitation project involving housing units constructed before 1978 for compliance with the federal standards and processes.

Actions planned to reduce the number of poverty-level families

The City of Albany's anti-poverty strategies include the following actions:

- Provide services that support self-sufficiency;
- Increase economic opportunities for residents in poverty; and
- Increase and improve Albany's affordable housing supply.

In the 2019 program year, the city will provide public services grants to two shelters and two other agencies that serve Albany's homeless residents and Albany's lowest-income households.

- Signs of Victory Mission and Jackson Street Youth Services will use CDBG grants to provide case management and emergency shelter services to Albany's homeless adults and unaccompanied youth. Both agencies work with clients to develop action plans that outline goals and steps to take to improve their housing and economic situations.
- CDBG funds will support Albany Helping Hands Shelter to expand their employment programs to help chronically homeless clients secure jobs and income in order to transition out of the shelter and into stable housing.
- The Child Abuse Prevention program provided by Family Tree Relief Nursery described earlier will help parents of families in poverty gain skills to make safe choices for their family and help them recover from domestic and substance abuse situations.
- Furniture Share provides Albany's lowest income households with healthy food, dining table and chairs, and necessary furniture to help these households establish healthier lifestyles that can foster economic stability.

The city will continue to expand economic opportunities for Albany residents in PY 2019 with current

year and prior year CDBG resources through the following two programs:

- Microenterprise Development CDBG funds will support low-income residents, including Spanish-speaking residents, that enroll in microenterprise or small business development courses at Linn Benton Community College's Small Business Development Center. Programs provide free and reduced-cost tuition and one-on-one advising to Albany's low-income entrepreneurs.
- Economic Opportunity Grants – The city provides financial assistance to small businesses to offset costs to create jobs made available to LMI residents.

Actions planned to develop institutional structure

Albany is fortunate to have agencies with well-established service delivery structures within the city. The city works closely with area agencies to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination between public and private housing and social service agencies is well-established in Albany thanks in part to the many agencies that are members of the Homeless Enrichment and Rehabilitation Team (HEART). HEART meets monthly, representing a large coordination effort between service agencies, the public, and local government. This coordination helps ensure that there is very little overlap in services, and residents are supported with services and housing.

City staff looks for opportunities to facilitate partnerships among affordable housing and service providers and other organizations in the community, such as faith-based groups, that are also serving Albany's vulnerable residents.

During the 2019 program year, the city's efforts to enhance coordination between public and private housing and social service agencies will include:

- Attending HEART meetings; and
- Meeting with other social service providers and housing providers to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Albany has not generated any program income to date.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

The city estimates that 95 % of 2019 CDBG program year funds will benefit persons of low and moderate income.