



ALBANY CITY COUNCIL
SUPPLEMENTAL AGENDA

Monday, September 12, 2022

4:00 p.m.

Council Chambers, City Hall
333 Broadalbin Street SW

Hybrid Format

Please note supplemental agenda items for this meeting:

1. Revised item – Senate Bill 5561 Funding Requests
Please see attached email and documents from Anne Catlin
2. Revised item- Albany Municipal Code Chapter 8
Please see attached AMC Section 18.28.010, Dangerous Buildings, which was inadvertently left out of the items submitted for the agenda packet

From: [Catlin, Anne](#)
To: [City Clerk](#)
Subject: FW: September 12 presentations to City Council
Date: Monday, September 12, 2022 11:51:56 AM
Attachments: [LAC - Albany Housing Fund - 9.12.22.pdf](#)
[image001.png](#)

Hello City Clerks,

Please forward this email to the City Council prior to the afternoon work session if possible.

Thank you.

Anne



Anne Catlin, AICP

Comprehensive Planning Manager
541-917-7560 phone | 541-917-7598 fax
www.cityofalbany.net

From: Cricket Cleary <ccleary@lincolnavicap.com>
Sent: Monday, September 12, 2022 11:11 AM
To: Catlin, Anne <Anne.Catlin@cityofalbany.net>
Cc: Ben Taylor <btaylor@lincolnavicap.com>; Sarah Robbins <srobbins@lincolnavicap.com>
Subject: RE: September 12 presentations to City Council

[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]

Hi Anne,

I hope you had a nice weekend.

Ahead of today's Albany City Council meeting, please see attached letter of withdraw for Ellsworth Landing from the 2022 City Housing Fund. As a result, we will not be attending today's meeting but hope to be considered for future funding opportunities.

Thank you again for all of your help throughout this process – you and the other City staff have been extremely knowledgeable, responsive and supportive and its so refreshing to work with a team like that.

Please let us know if you have any questions, and we are excited to see the City's approach to allocating funds.

Best,
Cricket

Cricket Cleary

Associate | Lincoln Avenue Capital

401 Wilshire Blvd | Ste 1070 | Santa Monica, CA 90401

C: 585.704.6799

ccleary@lincolnavecap.com | www.lincolnavecap.com

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.

LINCOLN AVENUE CAPITAL

City Councilors,

We are writing to provide an update on the Affordable Housing Fund application for Ellsworth Landing. Unfortunately, our team is withdrawing the project for consideration of an allocation for the 2022 funding round as it no longer meets the City's Readiness to Proceed criteria.

Ellsworth Landing submitted an application to Oregon Housing and Community Services for funding in the LIFT Rental NOFA #2022-2 in April. This was an extremely competitive funding round with 9 projects in the Urban PAB/4% LIHTC set aside requesting \$78MM in LIFT Rental Funds with only \$15MM in LIFT Rental Funds available. Unfortunately, only the 2 highest scoring projects were awarded with Ellsworth Landing [scoring the 3rd highest](#). Without an allocation of funding from OHCS this year, Ellsworth Landing will not meet the City's Readiness to Proceed requirements.

We remain excited about the opportunity to deliver much needed affordable housing in the Albany community as well as the Project's ability to receive a funding allocation from OHCS in 2023. Further, we are grateful for the numerous community partners that provided commitments to support the future residents of Ellsworth Landing including Community Services Consortium, Casa Latinos Unidos, the Boys & Girls Club of Albany, the Mid-Willamette Family YMCA, the Linn Benton Housing Authority, the Greater Albany Public School District, and the Linn Benton NAACP Branch.

Thank you for supporting affordable housing development through the City's Affordable Housing Fund. We hope to be able to work with the City of Albany in the near future and address the mismatch of housing needs and affordability in Albany and would love to be considered for an allocation of future funding in 2023 and beyond. We have deeply enjoyed working with The City of Albany staff on Ellsworth Landing and remain available as a resource to assist the City with deploying funding in a schedule and fashion that enables projects to be most competitive on OHCS applications.

Thank you again for the time, consideration, and support for affordable housing in Albany. Please let us know if you have any questions or if our team can be of any further assistance.

Best,



Ben Taylor
Vice President & Project Partner | Lincoln Avenue Capital
1001 Bannock St | Suite 210 | Denver, CO 80204
C: 608-347-6604
btaylor@lincolnavecap.com | www.lincolnavecap.com

SB 5561 Phase 2 Application Evaluation	DevNW	Albany Habitat	Helping Hands	Jackson Street	Creating Housing Coalition
Project Description	15 houses, 25 townhomes for ownership	2 homes for ownership	Parking for 30-bed addition and furnishings	Youth shelter operations - 16 beds	Tiny home village - 27 units
Organization Mission and Capacity, 20 Points:					
Mission aligns with grant goals (Q1)					
Experience and agency capacity (Q3, Q11- Q13)					
Projected Outcomes, 40 points:					
Demonstrated need for the project (Q5)					
Near term impact - 18 months (Q6)	N/A	N/A	200-300 ppl	75-100 youth	12 homes
Lasting Impact on those served, etc. (Q7/Q8a-d)	40 households, help build equity	2 households, help build equity	200-300/yr; housing first	75 youth, safe, lifeskills	27 tiny homes - housing security, savings
Affordability period (how do owned units remain affordable? (Q8b, Q8c)	land trust - 99+ years	Right of 1st refusal to buy	N/A - shelter	N/A - shelter	in perpetuity, 20+ years
Homeownership Equity opportunities?	principal paymts + shared apprec.	shared appreciation	N/A - shelter	N/A - shelter	Some of rent put into savings
Housing added/# Served (Q6/Q7)	40 houses/110 ppl	2 houses/7 pppl	30 beds	N/A - operations	27 houses/40 ppl
Serving LMI residents (Q9, Q4)	some 30-50% AMI most 50-80%	75% @30-50% AMI 25% @50-80%	most < 30% AMI, some 30-50%	mostly	Most < 30% AMI
Target populations (Q10/Q11)	BIPOC, LMI families	LMI families	all homeless populations	Youth 10 - 17, LBTQ	all populations
Feasibility and Financial, 40 points:					
Project feasibility, agency capacity, start project in 12 months - acquire land, etc (Q11, Q12, Q13)	property negotiations	property acquired	\$, contractor, need parking	ongoing service	site secured
Project Timeline	Dec '24	Sept '24	w/in 12 mo; 2023	ongoing service	2023-2024
Demonstrated Financial Need/Gap - justify request, can project proceed without full grant? (Q14, Q15, Q16)	Needs full grant to leverage needed LIFT	Can proceed	No \$ for parking and furnishings	Can proceed	Can proceed
Source and certainty of other funds (Q17)	DevNW, loan; Unsecured: LAP, LIFT	Restore, mortgage pymts, fundraising	State, ESG, CSC	State, CDBG, private	Federal, state, CDBG, donations
Grant Request (Q17):	\$750,000	\$275,000	\$225,000	\$150,000	\$350,000
Other Funds Total (Q17):	\$16,445,500	\$275,000	855,000	\$619,870	\$4,071,000
Total Project Cost:	\$17,195,500	\$550,000	1,080,000	\$769,870	\$4,400,804
Return on Investment -Grant \$ per unit/bed, person (Q17)	\$18,750/u; \$6,818 pp	\$137,500/u; \$39,285 pp	\$7,500/bed; \$1,125 pp	\$9,375/bed, \$2,000 pp	\$12,963/u; \$8,750 pp
Grant as % of total project cost (Q17)	4.4%	50.0%	20.8%	19.5%	8.0%
Ratio of grant to leveraged funds (% match, 50% min.)	1 to 21.93	1 to 1	1 to 3.8	1 to 4.1	1 to 11.6

\$1,750,000

TOTAL POINTS	0	0	0	0	0
---------------------	---	---	---	---	---

ACRONYM LEGEND

BIPOC = black, indigenous, and people of color
 LIFT = Oregon Local Innovation Fast Track Funding
 LAP = Oregon Land Acquisition Revolving Loan Program
 CDBG = Albany Community Development Block Grant
 LIHTC = Low Income Housing Tax Credit
 ESG = Emergency Solutions Grants
 CSC = Community Services Consortium
 Federal = Federal congressional direct grants
 State = State direct grants



ORDINANCE NO. _____

AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE (AMC) CHAPTER 18.28 DANGEROUS BUILDINGS, STRUCTURES, AND PREMISES.

WHEREAS, the City of Albany is appealing Sections 7.84.010 Definitions and 7.84.020 Immanent Nuisance; and

WHEREAS, the City of Albany is adopting Sections 8.01.005 Definitions and 8.01.010 Immanent Nuisance; and

WHEREAS, by doing so an incorrect citation has been created in AMC Section 18.28.010, Dangerous Buildings, Structures, and Premises.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Amending AMC Chapter 18.28, Dangerous Buildings, Structures, and Premises. AMC Chapter 18.28 is hereby amended to revise Section 18.28.010 titled Dangerous buildings, structures, and premises as follows:

18.28.010 Dangerous buildings, structures, and premises.

(l) Public Nuisance.

(i) Whenever any structure, building, or premises is in such a condition as to constitute a public nuisance as defined in AMC ~~8.01.005 or 8.01.010.7.84.010 or 7.84.020.~~

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk