**CITY OF ALBANY**
**CDBG Housing Taskforce**
**City Council Chambers, 333 Broadalbin Street SW**
**Friday, November 30, 2012**
**11:30 AM to 1:00 PM**

## AGENDA

1. CALL TO ORDER (Chair Konopa)

2. CONTINUE BRAINSTORMING SESSION –Existing Programs/Services and Needs/Gaps
   - Homeless Needs and Prevention
   - Special Needs Populations, Facilities and Supportive Services
   - Supportive Housing
   - Affordable & Assisted Housing Stock and Barriers
   - Substandard & Deteriorating Housing/Neighborhoods, Blighted Areas
   - Access to Public and Private Facilities and Services, Transportation
   - Empowerment, Self-Sufficiency and Jobs for Low-Income Persons and those in Poverty
   - Energy Conservation
   - Other

3. PUBLIC COMMENTS

4. NEXT CDBG TASK FORCE MEETING DATE

5. ADJOURN

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

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

**MINUTES**

| | |
|---|---|
| Taskforce members present: | Sharon Konopa, Theresa Conley, Tara Dixson, John Donovan, Bill Higby, Donna Holt, Wanda Kinney, Terry Knoll, Ray Kopczynski, Debra Powell, Dala Rouse, Joann Zimmer |
| Taskforce members absent: | Paul Barnes, Danniel Butler, Frank Moore (Excused), Larry Nelson (Excused) |
| Staff present: | Anne Catlin, Lead Long Range Planner; Tari Hayes, Administrative Assistant |
| Others: | Nancy Donovan, HUD; Bree McLean, HUD |

Mayor Konopa called the meeting to order at 11:30 a.m. and asked everyone to introduce themselves and the agency or group they represent.

HUD CDBG ENTITLEMENT INTRODUCTION

Nancy Donovan and Bree McLean from the United States Housing and Urban Development Department (HUD) office in Portland were in attendance. The 2013 Program Year Cycle information that includes key dates for Albany's Entitlement program was distributed and reviewed. The program funding will start July 1, 2013. The Action Plan is due to HUD in May, 2013, but needs to be done in April for public input.

Nancy then reviewed two additional handouts. One reviewed the different types of federal funding available and the amount of Entitlement funding in Oregon. The "Housing & Other Real Property Activities" handout reviews the types of projects and costs that are eligible with Community Development Block Grant (CDBG) funding and the national objectives that have to be met.

Nancy said that there is more information, including several manuals on the HUD Web site. Bree will email the web links to staff.

Albany is estimated to receive approximately $340,000 annually in funding. However, the federal budget has not been adopted so that amount can change.

Anne explained that the City can currently apply for CDBG funding competitively. Past grants have included public infrastructure for low-income housing including a Habitat for Humanity project on 23rd Avenue and housing rehabilitation for owner-occupied low-income households. The funding goes to a regional revolving loan fund managed by the Community Services Consortium.

Ray noted there is not a lot of money to achieve all of CDBG goals. The needs assessment will help determine programs and prioritize funding needs. The plan is five years and it is not expected that all of the needs will be addressed. Donna noted that there is a database for funding for HUD housing authorities. There is also a database for tax credits.

BRAINSTORMING SESSION –Existing Programs/Services and Needs/Gaps

The task force started reviewing existing programs and services and identifying needs.

Homeless Needs and Prevention

Albany Helping Hands (AHH) - 110 capacity; now 85

- Housing: Can house individuals and 4 families
- Services: 3 businesses provide job skills and funding for the shelter
- Education and training: AHH has a partnership with Linn-Benton Community College (LBCC)
- 80% of guests are working
- AHH- received Myer Memorial grant to finish dorms
- $400,000 budget, challenging
- **GAPS**: more permanent supportive housing

Signs of Victory Mission

- 29 persons in shelter
- 4 transitional houses

HEART- Homeless Enrichment and Rehabilitation Team - agencies gather monthly to coordinate homeless needs (last Friday of the month at 7:00 for breakfast at Signs of Victory Mission location across from the jail)

10-YR PLAN to Address Issues Surrounding Housing and Homelessness in Linn County

- Supportive services
- **Greater Albany Public Schools (GAPS)**: City- does not allow tent camping and there are still persons camping along the river banks.

Community Services Consortium (CSC) - Emergency Housing Funding

- 43 emergency housing units last year housing 106 individuals
- Housing is for 1 to 3 months and then move into permanent housing
- 2,763 individuals in need of emergency housing in Linn county so many are denied services

Jackson Street Youth Shelter (JSYS)

- **GAPS**: JSYS is trying to find shelter for teens in Albany
- No housing for unaccompanied youth;
- 24 youth in program, 18 in housing

**Homeless NEEDS/GAPS:**

- Transitional housing needs, especially for young adults (19 years old-24)
- Youth in foster care
- no housing for unaccompanied youth and those @ 18-24

Special Needs Populations, Facilities and Supportive Services

Cascades West Council of Governments (COG)

- Will get info on services for seniors and those with disabilities

Linn Benton Housing Authority (LBHA)

- Has a combination of housing and funding
- Senior housing – low vacancies; Clayton Meadows in Albany is doing well
- Cottage Creek – for persons with disabilities is doing well

Albany Court/CAMLU on 34th - serves elderly and special needs

Oxford Houses – for addicts and persons on parole and probation

- Albany has 7 Oxford Houses
- The democratic-run house model is being used by others for different populations

Connecting people to Services

- Are people not aware of services in Albany?
- 211 running now and is also electronic
- Agencies need to keep info up-to-date

**Special Populations and Senior NEEDS**:

- Seniors: Many can't afford their homes and no relatives to help them
- Seniors: If no assets- there are programs to help (Medicaid), but if you have any assets there are no affordable care options
- Lack of affordable memory care facility needs
- Samaritan's new development is a model (hospice care, not assisted living)

Affordable & Assisted Housing Stock and Barriers

Linn Benton Housing Authority (LBHA)

- 4,000 families on list for Section 8 vouchers – 2/3s are in Linn County
- 3-year waiting list
- Voucher consideration, looking at other programs that rate voucher need in different ways – could target specific projects or properties rather than person, rate or target to meet need
- LBHA forming a 501C(3) to develop more units

Albany Partnership for Housing and Community Development (APH)

- 133 affordable rental housing units
- 3 transitional units – challenges finding enough individuals to share housing (either male or female) to make it pencil financially
- state funding requires persons to have some level of income – many don't have an income

Veterans Programs - NOFA released vet services

Owner-Occupied Housing Needs and Barriers – Wanda to bring info from Habitat perspective

**Affordable Housing NEEDS/GAPS**

- CSC has funding but comes w/ fair market rents, rents too low to meet funding requirements
- Finding a affordable housing to move into (from homeless or transitional) is challenging
- Transition in place- housing that can become permanent housing
- Utility assistance needs
- Barriers to housing- deposits and fees for background checks assistance
- More second chance programs for persons who don't pass background checks

DATA SOURCES:

- Rural Oregon Continuum of Care – There are 42 projects in Oregon. There is a database with annual housing inventory report
- Annual Homeless Assessment Report, point count in Jan.
- Oregon Health Authority- rural choices connect folks w/ services

- Fair Market Rent Housing- Hood River example
- City of Salem program for disenfranchised defendants- Cops call shelter instead of booking etc., help w/ transportation to get to court, community service in lieu of fines, etc.

Anne said she would be calling on task force members to provide data to fill in program and services and gaps before the next meeting.

The next meeting date was tentatively set for Friday, November 30, 2012 from 11:30 to 1:00, with December 7, 2012 as a backup date.

The meeting adjourned at 12:56 p.m.