



**CITY OF ALBANY**  
**CDBG Housing Taskforce**  
**City Council Chambers, 333 Broadalbin Street SW**

**Monday, March 25, 2013**  
**11:30 AM to 1:00 PM**  
**WILLAMETTE ROOM**

**AGENDA**

1. CALL TO ORDER (Chair Konopa)
2. NEEDS INPUT
  - Removing Architectural Barriers to Accessibility
  - Economic Development Opportunities
  - Geographic Priorities
  - Flesh out housing and service needs (most identified at 10/26 meeting)
  - Identify Missing
3. PUBLIC COMMENTS
4. NEXT STEPS AND TIMELINE
5. NEXT CDBG TASK FORCE MEETING DATES: TBD
6. 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 Web site: [www.cityofalbany.net](http://www.cityofalbany.net)*

---



TO: Anne Catlin, Planner II

FROM: Lisa Bennett, Disability Access Coordinator

DATE: March 22, 2013

SUBJECT: Community Development Block Grant Proposal for ADA-related Programs

CDBG funds may be used to remove existing architectural barriers that restrict the accessibility or mobility of elderly or disabled persons. The need for public infrastructure improvements specifically related to curb ramps on sidewalks is rising in importance as our community ages and the general population increases.

Curb ramp placement and replacement for existing sidewalks is a current focus area of Albany's Accessibility Program. As is common in established cities, some areas of Albany have no ramps at intersections. Other areas have older ramps that were placed before the Americans with Disabilities Act (ADA) and do not meet current standards. These older ramps are prevalent throughout the City, and often have very steep slopes or other features that may make them unusable or unsafe for many members of the community.

Specific immediate needs consist of areas near public governmental offices and facilities, including the Senior Center, City Hall, parks, and schools. These project priorities are congruent with those areas outlined under the ADA. Many of these areas are also in low-income neighborhoods as defined by the 2010 U.S. Census. Under the City's *Phase III ADA Transition Plan: Curb Ramps*, preliminary reviews have indicated the need for removal of existing barriers in these areas, as well as others. In addition to these specified areas, public requests for curb ramp improvements are evaluated and prioritized accordingly for incorporation into the plan for barrier removal.

Accessibility improvements benefit community members in the low-to-moderate income range. Statistics show that individuals with disabilities are less likely to be employed and more likely to have low-to-moderate incomes compared to individuals who do not have disabilities. In addition, access to pedestrian facilities and expanding opportunities to utilize the local transportation infrastructure that connects to them is essential to those whose ability to drive or obtain a vehicle may be limited.

Current prices to install curb ramps are generally between \$3,000 and \$5,000 per ramp. Some curb ramps may be upgraded without replacement, and would need only maintenance or certain upgrades which may result in lower costs than these. The 1-year goal is to replace 10-15 high-priority curb ramps and perform maintenance or upgrades on those lower-priority ramps within that same project area.

Based on ongoing community needs, the City Manager has requested that \$50,000 per year be proposed for ADA improvements from CDBG funds. The funding would be paired with other sources currently dedicated toward removing such barriers.

## CDBG NATIONAL OBJECTIVES

The program rules state that, in order to be eligible for funding, every CDBG-funded activity must qualify as meeting one of the *three national objectives* of the program. This requires that each activity, except those carried out under the basic eligibility categories of Program Administration and Planning and Capacity Building, meet specific tests for either:

### 1. **BENEFITING LOW- AND MODERATE-INCOME (L/MI) PERSONS (70% of funds must be spent on this national objective):**

- a. **L/M Income Area Benefit** – The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51 percent of the residents are low- or moderate-income (LMI) households (those earning 80% or less of the Area Median Income (AMI)).

Example Eligible Activities: public facilities and improvements (streets, sidewalks, water and sewer lines), neighborhood facilities like public parks or centers, and façade improvements in neighborhood commercial districts

Albany's Low-Mod census tracts or block groups are a qualified area (see attached maps)

- b. **L/M Income Limited Clientele** – the activity is limited to LMI persons or households; or at least 51 percent or more of the beneficiaries of an activity have to be LMI persons; or activities provide benefits to a specific group of persons that are presumed to be principally. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults (see the box below), homeless persons, illiterate adults, persons living with AIDS and migrant farm workers; or Be of such a nature and in such a location that it can be concluded that clients are primarily LMI. An example is a day care center that is designed to serve residents of a public housing complex.

Example Eligible Activities: homeless shelters and services, senior and disabled services or housing, microenterprise or job training for LMI persons

Ineligible Activities: acquisition, construction or rehab of property for housing must qualify under housing and creation or retention of jobs must qualify under the jobs or area benefit category

- c. **L/M Income Housing** - housing category of LMI benefit national objective qualifies activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households.

Example Eligible Activities: housing rehab (owner or renter occupied), site acquisition and improvements, convert building to LMI housing at affordable rents

Ineligible Activities: code enforcement, interim assistance, microenterprise assistance, public services, and special economic development activities.

- d. **L/M Income Jobs** - activities designed to create or retain permanent jobs, at least 51 percent of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

Example Eligible Activities: financial assistance to construct or expand a business/facility that will create permanent jobs to be held by a LMI person; assistance that will help maintain existing jobs that would be lost without CDBG assistance.

2. **PREVENTING OR ELIMINATING SLUMS OR BLIGHT** – the focus of activities under this objective is a change in the physical environment of a deteriorating area. Determining the extent of and physical conditions that contribute to blight is central to qualifying the activity.
  - a. Addressing Slums or Blight on an Area Basis (specific criteria to qualify area or meet state definition – so city’s urban renewal district area qualifies). Rehab activities must address substandard conditions
  - b. Addressing Slums or Blight on a Spot Basis – property specific and not in a slum or blighted area
  - c. Addressing Slums or Blight in an Urban Renewal Area - issues in CARA
  
3. **URGENT NEEDS** - Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

## CDBG STEPS AND PROGRESS

The Consolidated Plan is a comprehensive planning process to identify housing, homeless, community and economic needs and resources, followed by the development of a five-year plan outlining how those needs will be met (objectives, priorities and strategies). HUD evaluates the plan and performance as it relates to three goals:

1. Decent housing;
2. A suitable living environment; and
3. Expanded economic opportunities

The Consolidated Plan is part of a larger grants management and planning process that can be divided into six phases: (1) determining needs, (2) setting priorities, (3) determining resources, (4) setting goals, (5) administering the programs, and (6) evaluating performance. The Consolidated Plan incorporates the first four phases. The result of each phase serves as the basis for what occurs in the next phase. For example, the needs described in the first phase should govern the determination of priorities in the second phase. The Consolidated Plan should clearly explain the relationships among needs, priorities, resources, goals, and proposed activities.

### STEP 1: DETERMINING NEEDS - WE ARE HERE; but almost done!

*3/25 meeting: We will hear about removing barriers to accessibility (ADA), economic opportunities, geographic priorities, and identify any missing needs*

The Consolidated plan is the tool to collect and assess a community's needs. Determine the varying needs within the community in the areas of **affordable housing, homelessness, priority community development needs (public services, public facilities and utilities benefiting low income persons, economic development).**

The Needs Assessment and Market Analysis portion of the Consolidated Plan form a large basis for determining what types of housing and community development programs the grantee will fund. The Market Analysis should demonstrate that the proposed strategies are feasible and have a high likelihood for success.

### Citizen Participation and Agency Consultations – SURVEYS ARE OUT–3/25 update.

Citizen participation plays a key role in determining needs. An assessment that includes first-hand information from potential beneficiaries of funded activities can better gauge the level of need at the individual level and can help identify potential obstacles in program implementation. Consultations are valuable at this stage to determine what other organizations are already carrying out. Based on consultations and citizen participation, grantees can choose to supplement and expand upon successful programs and identify programs that are adequately meeting a need.

### Step 2: SETTING PRIORITIES - START 3/25 into April

The second step after assessing needs. The level of need in a community will always be greater than the limited resources available to meet the need. Priority needs are the needs that will be addressed by the goals outlined in the **Strategic Plan**. The Strategic Plan must make clear the rationale for establishing the allocation priorities. The city must decide how it wishes to organize priorities. One way is to organize their priority needs according to the areas identified by HUD: affordable housing, homelessness, and non-housing Community Development needs. Grantees

also have the option of setting funding priorities **on a geographic basis**. This approach recognizes that a neighborhood's economic and social needs are interconnected and places the focus on the neighborhood as a whole. In effect, a place-based priority will require a comprehensive, place-based

For each priority need, the city can indicate one or more populations to be served according to income, family type, special needs, etc. Secondly, each priority need will be assigned a priority level of low or high to help.

### **STEP 3: DETERMINING RESOURCES –April**

The Plan requires the city to identify the financial and organizational resources available to address its priority needs. The level of resources available will play a key role in determining strategies and goals. Grantees should consider all resources within the jurisdiction's control that can be reasonably expected to be available, including federal, state, and local resources – public or private. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the Strategic Plan.

### **STEP 4: SETTING GOALS - April**

Once priorities have been established, grantees must develop a set of goals based on the availability of resources, the ability to leverage additional resources, and local organizational capacity. The goals should specifically address the priority needs outlined in the Strategic Plan. The goals will serve as a management tool to help the grantee track and monitor performance throughout the term of the Consolidated Plan.

Each goal will be outlined in the Strategic Plan (five year plan) and in the annual Action Plans. Each goal will must be based on performance measure indicators. An estimate of the cost (in CDBG funding) will be needed for each program or activity used to address the goals over 5 years.

### **PROPOSED NEXT STEPS & SCHEDULE:**

**MAY:** JOINT WORK SESSION WITH CITY COUNCIL ON DRAFT GOALS AND PRIORITIES (the Strategic Plan)

**MAY-JUNE:** Public and agency input on draft goals and priorities

**JUNE 24:** Finalize plan available for public input.

**JULY 24:** Public Hearing

**AUGUST 15:** Plan due to HUD