COMMUNITY DEVELOPMENT COMMISSION

AGENDA

Monday, April 20, 2020

Noon

Remote Meeting

Join this meeting remotely via video or phone through Zoom
To join as a video participant, click here
Alternately you can join this meeting via phone by calling 669-900-6833 and entering meeting ID 354 905 736

1. CALL TO ORDER (Zimmer)

2. SCHEDULED BUSINESS
   a. 2020 Action Plan (Staff)
   b. Coronavirus Aid, Relief, and Economic Security Act CDBG Award (Staff)
   c. Substantial Amendments: 2018 Action Plan, 2019 Action Plan, 2018-2022 Consolidated Plan (Staff)
   d. Program Updates (verbal) (Staff)

3. BUSINESS FROM THE PUBLIC

4. BUSINESS FROM THE COMMISSION

5. NEXT MEETING DATE: **TBD**

6. ADJOURNMENT

Due to Governor Brown's Executive Order No. 2012, prohibiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public only via phone and video connection.
To connect to this meeting by phone dial 669-900-6833 and enter meeting ID 354 905 736 or join with video by entering https://zoom.us/j/354905736 into your web browser.

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MEMO

TO: Community Development Commission

FROM: Anne Catlin, Planner III AC
David Martineau, Planning Manager DM

DATE: April 13, 2020

SUBJECT: April 20, 2020, Community Development Commission Meeting

Action Requested:

The Community Development Commission (CDC) is requested to hear public comments, review, and make final recommendations regarding the 2020 Community Development Block Grant (CDBG) activities and budget to be included in the 2020 Action Plan. As well as review how the City proposes to use the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act CDBG award of $220,804 for novel coronavirus (COVID-19) emergency needs, and substantial amendments to the 2018 Action Plan, 2019 Action Plan, and the 2018-2022 Consolidated Plan. The CDC is then requested to recommend City Council approval of these plans. Council will hold a public hearing and act on them during the April 22, 2020 City Council meeting.

Discussion:

Below is a description of the CDBG plans included for your review and final recommendation. A draft budget that proposes how to allocate the 2020 CDBG annual award, the City's federal CARES Act CDBG award of $220,804 for novel coronavirus (COVID-19) emergency needs, and how to reallocate unspent carryover funds from prior years.

- Draft 2020 Action Plan. Each year the City must prepare an annual action plan that outlines how the City will use CDBG funds to address Consolidated Plan goals and priorities through eligible activities. The City's 2020 award is $375,347. The public is invited to provide comments on the Plan or other community needs at this meeting. The CDC will make final recommendations on activities and budgets to be included in the Draft 2020 Action Plan and recommend approval of the Plan to the City Council.
- 2019 Action Plan Substantial Amendment #1. 2019 Action Plan substantial amendments includes the proposal to allocate $110,000 CARES Act funding and $89,311 in 2019 carryover funds to the Albany emergency small business loan fund, $105,000 CARES Act funding to emergency housing assistance for low-mod residents directly impacted by COVID-19, and setting aside $5,804 for emergency supplies and response.
- 2018 Action Plan Substantial Amendment #1. Amendments to the 2018 Action Plan include reallocating unspent funds to emergency small business support ($29,000) and housing rehabilitation ($36,000).
- 2018-2022 Consolidated Plan Substantial Amendment #1. Substantial amendments incorporate the amendments described above.

DRAFT 2020 & CARRYOVER	PROPOSED		*CARRYOVERS*			DRAFT
CDBG Activities Budgets	**2020-2021**	**CARES $**	***19-20***	***18-19***	***17-18***	**TOTALS**
Housing Rehabilitation	**$204,000**			$36,000		**$240,000**
Home Buyer Assistance programs	$0			~~$20,000~~	$28,200	**$28,200**
Residential Property Acquisition	$0		~~$89,311~~	~~$45,000~~		**$0**
Small Business Technical Assistance (LBCC)			$18,000			**$18,000**
Micro/Small Business Grants (City)	**$40,000**					**$40,000**
Emergency Small Business Support		**$110,000**	$89,311	$29,000		**$228,311**
Emergency Housing Assistance		**$105,000**				**$105,000**
Youth shelter Services	**$20,000**					**$20,000**
Family Support Program	**$11,000**					**$11,000**
Furniture and Food Boxes	**$8,000**					**$8,000**
Emergency Shelter Services - Adults and Families	**$15,000**					**$15,000**
Senior Companion Program	**$2,300**					**$2,300**
Planning and Administration, Fair Housing, COVID-19 Supplies	**$75,047**	**$5,804**				**$80,851**
TOTALS	**$375,347**	**$220,804**	**$107,311**	**$65,000**	**$28,200**	**$796,662**

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CITY OF ALBANY

2020 ACTION PLAN

FOR THE CITY'S
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT

OMB Control No: 2506-0117 (exp. 06/30/2018)

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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 (LMI) 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 2020 Action Plan is the City's third plan outlining how the City will target program year 2020 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The 2020 Annual Action Plan (2020 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 2020 Action Plan activities will benefit Albany's low-and moderate-income residents, with funding priorities going to activities that work to prevent and reduce homelessness by creating housing and economic opportunities.

The following summarizes how the City will allocate 2020 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Preserve and improve existing affordable housing. Unspent 2018 funds and 2020 CDBG funds will continue the housing rehabilitation loan program to improve the safety, sustainability, and livability of at least six houses owned and occupied by LMI residents. The program has a waiting list.
- Reduce homelessness through public services grants to two emergency shelters for shelter operations, case management, and life skills/employment training for homeless youth and adults to help clients move into safe housing and live independently.
- Provide services to special needs and low-income residents. 2020 CDBG 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.

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- Increase economic opportunities for Albany's LMI residents through small business grants to local microenterprises to help them grow their business and create jobs. Carryover 2018 funds will be used to provide business courses and one-on-one advising in English and Spanish at the Linn Benton Community College (LBCC) Small Business Development Center (SBDC).
- Create affordable housing opportunities. 2017 carryover funds will continue the Down Payment Assistance program to help LMI households become homeowners.
- 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 the 2018 and 2019 program years to date towards the 2018-2022 Consolidated Plan goals.

Create affordable housing opportunities

- In the 2018-2022 Comprehensive Plan period, three low-mod Albany households became homeowners. There has been little activity since 2018 due to the high cost housing market, however there is interest in the program.
- In 2018, Albany Area Habitat for Humanity purchased an existing house that was sold to a low-income homeowner. Habitat and Creating Housing Coalition are searching for property to acquire to create housing opportunities for homeless and LMI residents.

Preserve and improve existing affordable housing

- DevNW (formerly Willamette Neighborhood Housing Services) uses CDBG funds to provide a housing rehabilitation no interest loan program to Albany LMI homeowners to improve the integrity, safety, and livability of housing occupied by low-mod residents. Since 2018, six homes have been rehabilitated and four are in progress.

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.

- In 2018 Signs of Victory provided shelter to 355 unduplicated individuals and more than 200 people have been provided shelter in the 2019 year. Signs of Victory Shelter also provides food boxes for low-income residents.
- Jackson Street Youth Services sheltered 25 Albany youth in the 2018 program year and has served 10 youth to date in 2019 with shelter and case management.

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Provided needed services to Special Needs and low-income residents

- Since 2018, Family Tree Relief Nursery has provided child abuse prevention services and therapeutic childcare to 28 families (103 residents), most being extremely low-income.
- In 2018, 1,939 Albany residents received healthy food boxes and household furniture including beds and dining tables. Furniture share served 1,058 nonduplicated Albany individuals in 2019. Many of these residents are formerly homeless and very low-income residents.
- The 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

- Since the beginning of the 2018-2022 Consolidated Plan, Linn Benton Community College has served 22 low-and moderate-income Albany residents with microenterprise development courses, including 12 Latino residents. In addition, five businesses have received one-on-one advising. The outcomes have helped residents establish local businesses and create local jobs.
- Small grants to four microenterprises in this Consolidated Plan period have helped to create 8 low-mod jobs to date.

Remove Blighting Influences

- A new more direct path and LED lighting was installed at Sunrise Park to improve accessibility, safety, and remove blighting influences at the park.

Further Fair Housing

- The City hired Fair Housing Council of Oregon to provide a workshop for shelter providers and for elected and appointed officials and staff.

4. Summary of Citizen Participation Process and Consultation process

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2020 Action Plan and requested a waiver to reduce the 30-day comment period and 30-day notice of public hearing for the 2020 Action Plan and substantial amendments to prior plans to 10 days.

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 CDC. 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 2020 Action Plan and substantial amendments to the 2018 and 2019 Action Plans and 2018-2022 Consolidated Plan. On April 12, 2020, the City advertised notice of the 10-day public comment period on the Plans and the 10-day notice of the City Council public hearing on April 22, 2020. The notice also included an opportunity to provide comments at the CDC April 20 meeting. The notice was emailed to all agencies and interested parties on April 10 and the draft 2020 Action Plan was posted online on April 12. Due to COVID-19, both City libraries and Albany City Hall are

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closed to the public. Due to Governor Brown's Executive Order No. 20-12, prohibiting public gatherings during the COVID-19 pandemic, hearings and meetings are accessible to the public via phone and video connection. Instructions to participate by Zoom Meeting or phone were posted on the City website (both on the City calendar and on the electronic meeting agendas).

5. Summary of public comments.

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:

- There is a need to help small businesses and microenterprises stay open and retain jobs during the COVID-19 pandemic.
- The City's small grant program is the only source of grant funds available to help new businesses and entrepreneurs get established.
- The Senior Companion program has added more low-income senior volunteers in order to serve the many senior shut-ins in Albany. CDBG funds provide a small mileage stipend to low-income senior volunteers that provide companionship to low- and moderate-income shut ins.
- 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 six years of age that have risk factors associated with child abuse and neglect to prevent abuse and foster care placements.
- Signs of Victory Shelter needs operational support to serve the homeless, provide hot meals, and food boxes.
- There is a need for small business advising services and courses, especially to serve the Latino residents and businesses.
- There is a waiting list for the housing rehabilitation loan program and more funding is needed to meet the demand.
- There is demand for housing for homeless and other residents needing affordable housing.

Testimony and Public Comments: ***To be completed following the comment period and public hearing.***

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

To be completed following the comment period and public hearing.

7. Summary

The 2020 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 help to shelter homeless residents and youth and provide a safe place to stay, food, clothing, and case management. Public services will also prevent child abuse and foster care

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placements and provide shut-in seniors with a companion and support, and low-income residents with nutritious meals, food boxes, and furniture to Albany's low-income residents. Housing livability and affordability will be improved through housing rehabilitation. The City will support existing microenterprises and small businesses retain or create jobs. Lastly, partnerships with local organizations will be continued and strengthened through ongoing consultations with area agencies and providers.

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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

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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

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

1. Introduction

Every year the Community Development Commission (CDC) and City staff consult with public and assisted housing providers, health, mental health, and service agencies at CDC meetings and through participation in area committees to learn more about community needs and to foster collaboration among providers. The CDC meetings provide an opportunity for agency consultations, information exchange, and coordination for the delivery of housing programs, homeless services, and health and social services. In the fall of 2019, the CDC had agency consultations with area providers of public services, housing services, and economic development programs.

City staff corresponds with local agencies and service providers periodically to assess existing program needs and performance, and to help identify gaps in needs that could be supported with CDBG-funded activities and programs, and serves on the Homeless Engagement and Resource Team (HEART).

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(l))

The City supports and participates in several existing collaborations in the region that work to enhance coordination between housing providers and health related service providers.

The InterCommunity Health Network Coordinated Care Organization (IHN-CCO) is a collaboration among public, private, and non-profit partners that are working together to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes.

Staff corresponds with numerous 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 Albany Police Department and resource staff from Linn County (Health Services, Alcohol and Drug, Parole and Probation), CHANCE, Community Services Consortium, and Samaritan Hospital, provide direct and intentional contact and connection to services when encountering homeless individuals in need. CHANCE staff are typically the first contact to provide peer support and to help address addiction, housing, and other needs.

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- Homeless Engagement and Resource Team (HEART): - The City of Albany and the following agencies are part of this resource team created to enhance coordination among providers: shelters, homeless advocates, health providers, affordable housing providers, school district, CHANCE, Linn County Health and Alcohol and Drug, CSC, the Rural Oregon Continuum of Care (ROCC), and Samaritan General Hospital. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address Linn County's homeless and housing needs and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit for the community. The resource fair provides an opportunity for agencies to coordinate and communicate, especially those that do not regularly attend the monthly HEART team meetings.
- Housing for Residents with Mental Disabilities: The Albany Partnership for Housing and Community Development, Linn Benton Housing Authority, and Linn County Mental Health staff collaborated to provide needed housing and supportive services to existing residents with mental disabilities.

In addition to participating in the above efforts to enhance coordination between public and assisted housing providers and health and mental health service agencies, City staff and the CDC consulted with agencies mentioned above including local non-profit housing and housing service providers, as well as Linn County, Department of Housing Services, Oregon Cascades West Council of Governments, emergency shelter providers, and other agencies that provide services to Albany residents experiencing homelessness and vulnerable populations.

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 Rural Oregon Continuum of Care (ROCC). Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties. CSC is dedicated to ending poverty in the region and preventing homelessness. As the community action agency for the area, CSC serves as a conduit for federal and state homeless program funding and CSC receives Continuum of Care (CoC) funding as part of the ROCC.

The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting literally homeless individuals and families in the three-county area. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month’s rent. The agency provides intensive case management services to participants and uses a Housing First model.

CSC received a 2019 CoC grant to provide permanent supportive housing (PSH). Corvallis Housing First was awarded the PSH funding to open a house that will provide permanent supportive housing to formerly homeless men.

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Additional CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), weatherization services, and Supportive Services for Veteran Families (SSVF) that includes housing services.

CSC and Jackson Street Youth Services (JSYS) coordinate regularly with ROCC and apply for funding opportunities to address homelessness for youth and adults.

JSYS is participating on the Homeless and Runaway Homeless Youth (RHY) Advisory Committee and programming for addressing youth homelessness.

City consults CSC staff and the McKenney Vento program coordinator on a regular basis regarding needs of homeless and at-risk populations, including families with school-aged children.

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

As noted earlier, CSC is the designated local action agency receiving Continuum of Care and Emergency Solutions Grant (ESG) funds. CSC develops performance standards and outcomes for the use of these funds and has policies and procedures for the operation and administration of Homeless Management Information System (HMIS).

City and CSC staff consult throughout the year to discuss homelessness and emergency housing needs. CSC determines how to use ESG funds 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 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

City staff and the CDC consulted with the following housing, health, and mental health agencies to identify needs to address in the 2020 Action Plan: DevNW, Community LendingWorks, Albany Area Habitat for Humanity, Creating Housing Coalition, Linn Benton Housing Authority, Albany Partnership for Housing and Community Development, Linn Benton Community College Small Business Development Center, Business Oregon, Albany Downtown Association, Samaritan Health, Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium (CSC), emergency shelter providers, CHANCE, City of Albany Economic and Community Development departments, and other agencies that provide services to Albany residents experiencing homelessness and vulnerable populations.

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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 third 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 2020 Action Plan. The CDC and staff focus on identifying gaps in priority 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. Due to the novel coronavirus, several community meetings were canceled, resulting in less broad community citizen input; however, conversations with agencies and community members is ongoing.

Input on community needs was gathered through a homeless summit and affordable housing summit in late 2019, public meetings, outreach with local agencies, and advertising in the local paper, the Albany Democrat Herald. The CDC and City staff also evaluated past performance to determine how funds could be most effectively utilized in 2020. The 2020 Plan activities were selected to address strategic plan goals and priorities.

Due to limited public meetings during the COVID-19 pandemic, the City requested a waiver of flexibility to reduce the public comment period on the plan and the public notice for the public hearing from 30 days to 10 days. The City's public libraries and City Hall are also closed to the public during the pandemic. The City posted the 2020 Plan on the City's website by April 12 and will be made available in print to any resident or agency wanting an electronic copy. The City Council public hearing on the 2020 Action Plan will be April 22, 2020. The following notices about the plan and public hearing were provided:

- Notice was emailed to agencies, interested parties, and stakeholders on April 10, 2020.
- Notice was published in the Albany Democrat Herald on April 12, 2020.
- Notice and press release were posted on the City's website, news feed, and calendar on April 13, 2020.

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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 2020 annual formula grant is $375,347. The City estimates $320,000 of prior year resources will be unspent on June 30, 2020, and approximately $100,000 of the CARES Act award may be unspent by June 30, 2020. The City expects that all the prior year activities will be completed by December 31, 2020.

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	Federal	Economic Development Housing Rehab Public Services Administration and planning Fair Housing	375,347	0	2017-2018 carryover: $320,000; CARES Act: $200,000	895,347	760,000	

Table 2 - 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 2020 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 $200,000. The primary source of matching funds is private donations but may include other state and federal funds.
- Housing Rehabilitation– Programs will leverage around $30,000 in public and private funds.
- Economic Development – Microenterprise assistance is anticipated to leverage $20,000 in private funds.

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

The City will determine if any City-owned land is suitable for residential development over the program year and if it could be used to create affordable housing opportunities.

Discussion

The City will use CDBG funds in partnership with subrecipients to leverage private, local, state, and federal funds to address the goals and strategies outlined in the Consolidated Plan. Grants to subrecipients for public services are essential in helping these agencies leverage public and private funds to address community needs.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	2020 Funding	Goal Outcome Indicator
1	Preserve affordable housing	2018	2022	Affordable Housing	Census Tracts 204, 205, 208.1 208.2	Improve Existing Affordable Housing	$204,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Reduce and prevent homelessness	2018	2022	Homeless Special Needs	Census Tracts 204	Reduce Youth Homelessness	$20,000	Homeless Person Overnight Shelter: 20 Persons Assisted
					Census Tract 208.1	Reduce Homelessness	$15,000	Homeless Person Overnight Shelter: 100 Persons Assisted
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs	Census Tract 208.1	Prevent Child Abuse	$11,000 Family Tree	Public service Benefit: 25 residents
					Citywide	Provide food and furniture to low-mod residents	$8,000, Furniture Share	Public service Benefit: 1000 residents
				Elderly Special Needs	Citywide	Provide services to Elderly and Special Needs	$2,300 CWCOG Senior Companion	Seniors Assisted: 15
5	Create economic opportunities	2018	2022	Economic Development		Small business assistance and job creation and retention	2020: $40,000 2019: $18,000	Jobs created/ retained: 4 Jobs Businesses assisted: 4 Businesses Assisted

Table 3 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Preserve affordable housing
	Goal Description	Maintain and improve the quality of Albany's affordable single-family housing stock through housing rehabilitation.
2	**Goal Name**	Reduce and prevent homelessness
	Goal Description	Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness. PY 2020 CDBG public services grants will support these activities: • Youth shelter services and case management to help youth finish school, reconnect with families and/or skills to live successfully on their own. • Emergency Adult/Family Shelter operations and programs.
3	**Goal Name**	Provide needed public services
	Goal Description	In the 2020 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following: • 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.
4	**Goal Name**	Create economic opportunities
	Goal Description	• Provide small grants to micro-enterprises for job creation (2020 funds). • Provide technical assistance and advising to small businesses and will enable low-mod residents to take business courses for free or reduced tuition (Carryover funds from 2019).
5	**Goal Name**	Create affordable housing opportunities
	Goal Description	• Increase homeownership with down payment assistance loans (2017 carryover funds).

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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 2020. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan and needs identified during the development of the 2020 Plan. Project details are provided in Section AP-38 Project Summary.

Projects

#	Project Name
1	2020 Affordable Housing
2	2020 Youth Shelter Services
3	2020 Emergency Shelter Operations
5	2020 Child Abuse Prevention Program
6	2020 Food and Furniture Distribution
7	2020 Senior Companion Program
8	2020 Microenterprise Assistance
10	2020 Administration and Planning

Table 4 - 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 2020. The CDC evaluated proposals against priority needs, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. Another criterion is the ability to complete the activity within the program year. An overall goal is to fund programs that have the greatest impacts on the homeless, low- and extremely-low-income residents, while providing achievable outcomes.

While a goal of the Consolidated plan is to create affordable housing opportunities through increasing the supply of affordable housing units and increasing homeownership by low-mod residents, prior year funds remain for down payment assistance loans. Two local affordable housing agencies partnered on a request for funding for a new housing development; but the agencies are still fundraising and searching for a property to secure, and the proposal was not funded due to the inability to move forward within a reasonable period of time, and the need for public input and support.

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

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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.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	2020 Affordable Housing
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Preserve and improve affordable housing
	Needs Addressed	Rehabilitation of and improved livability and safety of existing owner-occupied housing
	Funding	CDBG: $204,000
	Description	Affordable housing is a priority focus in 2020. Until a project to create new housing units is ripe for CDBG support, CDBG funds will be used to continue the housing rehabilitation loan program to improve existing housing occupied by low-and moderate-income homeowners.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least five LMI households will benefit from this activity.
	Location Description	Target Area Census Tracts.
	Planned Activities	DevNW 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**	2020 Youth Shelter Services
	Target Area	Census Tract 204
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: $20,000
	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 at the Albany House, which has 10 beds.
	Target Date	6/30/2021
	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.

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	Location Description	Jackson Street Youth Services Albany House shelter 1240 7th Avenue SE; Albany OR 97321.
	Planned Activities	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**	2020 Emergency Shelter Operations
	Target Area	Census Tract 208.1
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: $15,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 100 unduplicated homeless residents with extremely-low incomes.
	Location Description	450 11th Avenue SE, Albany OR 97322
	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.
5	**Project Name**	2020 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: $11,000
	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	6/30/2021

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	Estimate the number and type of families that will benefit from the proposed activities	This public services activity is estimated to benefit 25 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**	2020 Food and Furniture Distribution
	Target Area	Citywide
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: $8,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 1,000 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.

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7	**Project Name**	2020 Senior Companion Program
	Target Area	Citywide
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: $2,300
	Description	Low- and moderate-income seniors help house-bound seniors with daily needs and provide companionship.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 senior residents will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Senior Companion Program matches low-income (200 percent 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 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**	2020 Microenterprise Assistance
	Target Area	Citywide
	Goals Supported	Create economic opportunities
	Needs Addressed	Enhance economic opportunities for LMI residents Improve access to opportunities
	Funding	CDBG: $40,000
	Description	Support entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with small grants to promote job growth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 microenterprises will receive grants and create 4 full-time low-mod jobs.
	Location Description	Specific microenterprises have not been identified for this funding.

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	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**	2020 Planning and Administration
	Target Area	Citywide
	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: $75,000
	Description	Staff time to plan, manage, oversee, monitor, all aspects of the CDBG program and ensure compliance.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administering the CDBG programs will indirectly benefit around 1,200 Albany residents in PY 2020.
	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.

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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. The target areas have a higher concentration of residents of Hispanic origin and other minority populations. 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. The City has completed three public improvement projects in target areas to date.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	5%
Census Tract 208.1	7%
Census Tract 205	
Census Tract 208.2	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

2020 CDBG allocations are for public service agencies, housing rehabilitation, and to support small business development. Some of the agencies are located in the target areas, and while most beneficiaries of these funds live in Target Area census tracts, the City does not receive enough documentation to verify this and include it in the geographic distribution table above.

It is likely that a portion of housing rehabilitation activities will be located in the Target Areas, however specific beneficiaries and locations have not been determined yet. When there is a waiting list for housing rehabilitation funds, recipients are prioritized based on a few factors including whether they live in the target area.

Discussion

In the 2020 Action Plan, the City will focus funding on improving housing units and serving residents in the target area Census Tracts. The City estimates 30 percent of its 2020 CDBG entitlement award will be spent in these areas; however, only 12 percent of the City's 2020 allocation is certain per Table 4 data (including administrative expenses).

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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.

In the 2020 PY, the Albany housing rehabilitation program will improve the quality and livability of six owner-occupied households (2020 and carryover funds).

Prior year resources will continue the down payment assistance programs to promote home ownership in 2020, with the anticipation of serving two households.

The City does not receive HOME funds to support the production of new affordable housing units. The City had anticipated allocating prior year resources and 2020 resources to help with property acquisition for future affordable housing units, but the project isn't far enough along for CDBG Funds.

Community Services Consortium (CSC) administers several state and federally funded short- and medium-term rental assistance programs, so there has not been a need to allocate limited CDBG public services funds to rental assistance. CSC will receive CARES Act funding to help with the increased need for emergency rental assistance to area residents impacted by COVID-19 (included in amendment to the 2019 Action Plan).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

Table 6 - 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	6
Acquisition of Existing Units	2
Total	8

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Albany is committed to keeping LMI homeowners in their homes and improving livability and costs. The City supports down payment assistance programs to help LMI residents become homeowners. CSC will provide rapid rehousing assistance to residents experiencing homelessness and emergency housing assistance to prevent homelessness of at-risk households. CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing.

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AP-60 Public Housing – 91.220(h)

Introduction

In 2019, 40 new affordable housing units were added to Albany's supply of publicly supported housing units, bringing the total to 602, including 32 units for residents with developmental and psychiatric disabilities. The units are owned by several affordable housing agencies, non-profits, and limited partnerships, but none are considered 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 113 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 February 2020, 964 Albany households were receiving housing choice vouchers and 815 households were on the waiting list.

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 provides a Family Self-Sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to Section 8 participants to help them become self-sufficient and free of public assistance. Residents work to overcome barriers to self-sufficiency. FSS clients can participate in an Individual Development Account (IDA), which is a matched savings program, that helps clients achieve goals of homeownership, education and/or advancement in employment. LBHA has helped many residents increase incomes, get off public assisted housing, and become homeowners.

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.

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

Introduction

The January 2020 Point-in-Time count (PIT) counted 226 homeless people in Albany. Due to electronic data collection, this is the first year in many years that data is available at the City level, rather than the county level. The 2020 PIT count found 327 homeless in Linn County, up from 277 in 2019. Some of the increase can be attributed to better outreach and more volunteers in other areas of the county. Albany's unsheltered count was 71, with 155 in shelter. Of the 227 persons counted experiencing homelessness in Albany, 156 (69 percent) said they have lived in the area for a year or more.

Albany residents experiencing homelessness included 34 under the age of 25, 23 Veterans, and 16 older than 62. Of the 327 counted in Linn County, 139 were experiencing homelessness for the first time, and 199 self-identified as having a disability.

The number of students experiencing homelessness in the 2018-19 school year count of Greater Albany Public School District students was 296, including 68 unaccompanied youth. Most homeless school-aged children were sharing housing with others (188); 62 were staying in a shelter; 9 were living in a motel; and 37 were unsheltered. An additional 40 pre-kindergarten children were homeless in 2018-19, most were doubled up and 5 were in shelter.

Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people. Most of the unsheltered homeless suffer from mental illness and/or addiction and are homeless by choice.

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 2020:

1. Support the City (Homeless) Solutions Team, which provides "curbside intervention" or immediate assistance and resources when encountering homeless residents by connecting them to services on the spot. From April to December 31, 2019, the team responded to over 220 encounters by Albany Police, fire, and the emergency room. The objectives are to reduce homelessness and calls for emergency and non-emergency services and interaction with the criminal justice system. The team includes staff from the City of Albany – police, fire, parks and recreation; Linn County - Mental Health, Behavioral Health, Alcohol and Drug, Sheriff's, Samaritan Albany General Hospital, CHANCE (Communities Helping Addicts Negotiate Change Effectively),

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and other agencies that support the homeless. CHANCE responds to calls from the team and helps residents navigate services and housing, address addiction issues, and mental health needs. – City staff will monitor progress in reaching and helping chronically homeless get needed services.

2. Support and work with CHANCE. CHANCE provides a 24/7 emergency hotline and meets "curb side", at jail, or on location within 30 minutes of a call and is essential to the City Solutions Team as noted above. CHANCE is also working on jail diversion with the local jail and prisons to create a plan for people when they are released.
3. Support the Linn County Street Outreach and Response Team (Linn County SORT), spearheaded by Community Services Consortium, goes out to homeless encampments to engage with unsheltered residents, provide necessary supplies, and build relationships and trust with the hope of encouraging residents to seek help and services.
4. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness, including the annual homelessness summit that increases awareness around issues related to homelessness, and the annual resource fair for homeless residents and residents at risk of homelessness.

- **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City consulted with shelters and service providers and attended 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. The youth shelter and one emergency shelter applied for and will receive CDBG funds.

The two emergency shelters for adults (Signs of Victory and Albany Helping Hands) were not at capacity throughout the winter months as they typically are, likely due to the mild winter. Each provided 35,000 to 36,000 bed nights in 2019 serving several hundred unduplicated residents a year. Albany Helping Hands serves 3 meals a day to roughly 100 people a day.

Jackson Street Youth Services (JSYS) operates the local youth shelter for youth ages 10 to 17 who are homeless, runaways, or at-risk of homelessness. The agency will receive funds to provide vulnerable youth with a safe home-like place to live, counseling, medical care, and case managers that help reunite youth with family or help youth live independently. JSYS also operates a local transitional house for young adults ages 18-20 for up to 18 months. JSYS expects to serve at least 30 unduplicated youth in 2020, most being from Albany.

Emergency shelter and transitional housing needs will also be addressed by other local agencies and programs.

Linn County Mental Health and Community Services Consortium (CSC) provide needed services to

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residents with mental illness, developmental disabilities, addictions, veterans, and seniors. CSC case management services are tailored to the individual household's needs and provide connection to mainstream benefits and employment services. Participants are encouraged to attend renter education classes offered by CSC, though attendance is voluntary. CSC case managers are trained in Trauma Informed care, Mental Health First Aid, Fair Housing law, landlord-tenant laws, and to administer the VI-SPDAT assessment as part of their Coordinated Entry system.

Albany Helping Hands owns and manages three transitional houses for men that have trouble getting housing due to criminal or other records and one house for women with children opened in 2019. A volunteer provides education and GED support, and the shelter has numerous opportunities for employment to help clients become employed.

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

Adult Services Team (AST) – This team of numerous agencies, including counties, the City, school district, and more, works to help homeless or near homeless individuals/families overcome or prevent the conditions of homelessness by facilitating access to comprehensive community-based services leading to stabilized lives. AST works with willing adults referred to the team to identify needs and develop a plan that is person centered, recovery oriented, and community based that empowers clients through decision making with peer advocacy and mentoring.

Women and Children - Albany Helping Hands opened the Bailey House in 2019, a transitional house for up to 10 women and children. The house is at full capacity providing two single mothers and their children a safe home with services until they can get into permanent housing.

Young Adult Housing - JSYS expanded its Next Steps program into Albany in 2019 when it opened a transitional house for young adults ages 18-20. The program allows stays up to 18 months.

Supportive Housing Programs - The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting literally homeless individuals and families in Linn, Benton, and Lincoln counties of Oregon using a Housing First model. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month's rent. CSC provides intensive case management services tailored to the individual household's needs and provide connection to mainstream benefits and employment services.

Participants are connected to a CSC Housing Placement Advocate who assists them with their housing search. Advocates are certified Rent Well instructors and help participants address barriers to housing such as bad credit, criminal background, or poor rental history with prospective landlords.

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CSC also plans and coordinates ESG homeless program funding in the three counties, coordinates the annual Point-in-Time count, provides eviction prevention assistance, supportive services for Veteran families, and rental and utility assistance.

The 2020 Action Plan goals to help homeless persons are to provide CDBG funds to two shelters so they can service homeless individuals, families, and at-risk youth:

- 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 Adult Shelter and Support – CDBG public service funds will help shelters to provide operational support, food, supplies, and emergency shelter to individuals and families, sheltering more than 100 unduplicated clients.

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 services will provide housing and supportive services and prevent homelessness for Albany's low-income residents and residents with special needs.

2020 CDBG-Supported Public Services Activities:

- ***Family Tree Relief Nursery*** (FTRN) will **prevent child abuse and foster care placements** by providing a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. Therapists works with families to strengthen and keep them 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 dinner tables and chairs; 1,800 individuals with healthy food boxes; 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, better school performance, and reduced risk for teen substance abuse.
- ***Cascades West Council of Government*** **Senior Companion Program** matches poverty-level mobile seniors with home-bound seniors in exchange for a small stipend. The companions provide

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friendship and assistance/services to adults, which helps seniors remain in their homes.

Other agencies play a critical role in helping residents get into housing and avoid becoming homeless, but did not request CDBG 2020 PY assistance:

Inmate Discharge - Communities Helping Addicts Negotiate Change Effectively (CHANCE) works with the local jails and prisons to help inmates develop a plan to have housing and other essential support services when released. CHANCE pays the costs for 18 emergency shelter beds and provides emergency hotel stays, bus tickets, and takes clients to detox centers if beds are available. CHANCE also offers a "Second Chance" grant to provide rent support to help get people into housing. Staff helps people find housing and get necessary IDs and birth certificates.

The Linn County Corrections Treatment Program was created to give persons on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The corrections Treatment Program is committed to assisting in treatment and rehabilitation of offenders who desire to change circumstances in their lives and break the cycle of drug dependence, while also addressing mental health issues and criminal thinking and behaviors while in correctional facilities so that re-entry is successful.

Recovery Support Services - CHANCE provides recovery support services to Albany residents through peer to peer services and self-help groups. CHANCE serves as a housing navigator helping 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 2020.

Persons with Disabilities - Linn County Health Services, in coordination with the Department of Human Services, provide housing and services for residents with mental health and developmental disabilities through the Seniors and People with Disabilities contracts. County staff also provide case management. Linn Benton Housing Authority and the Chamberlin House Inc. own and operate several houses and facilities for elderly residents and residents with disabilities.

CSC manages Emergency Homeless Assistance and Emergency Solutions Grants to prevent homelessness and provide rapid-rehousing assistance for homeless residents. In fiscal year 18-19, 356 households requested homeless prevention assistance from CSC. CSC was able to serve 147 households, including providing housing for 61 that were homeless (unhoused or living in a shelter). Three quarters of the support was for eviction prevention and 26 percent were doubled-up with friends and family. 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 percent 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 2020.

Recovery Support Services - CHANCE provides recovery support services to Albany residents through

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peer to peer services and self-help groups. CHANCE serves as a housing navigator helping 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 2020.

Recovery Housing - Albany has 10 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.

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

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 2020 CDBG priorities. Many agencies are providing housing and supportive services to special needs residents that did request CDBG funding.

Linn Benton Housing Authority (LBHA), Cascades West Council of Governments (CWCOG), Linn County Health Services (LCHS), 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.
- 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 appointments, and housing support. Residential services include 24-hour support line, 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.

2020 CDBG funds will support the housing rehabilitation program for low-income homeowners. To date, the program has served mostly senior households on fixed incomes living in aging housing stock, enabling homeowners to improve the livability, safety, and cost of their housing.

As discussed above, Oxford Houses and faith-based recovery houses have been successfully providing housing to residents with 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.

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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 1,894 households in the 2014-2018 ACS estimate. Rents continue to increase locally - Albany's Fair Market Rents increased 15 percent between 2017 and 2020, reducing Albany's supply of market rate affordable housing units.

The largest barriers to affordable housing in Albany are:

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

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 2020 that are anticipated to ameliorate barriers to housing affordability:

- Residential Development Standards. The Albany Development Code Amendments Task Force has recommended several changes to 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 public hearing in late spring of 2020.

- Housing Needs Analysis (HNA). Over the past year, the City worked with a consultant team to prepare a housing needs analysis (HNA) and a residential buildable lands inventory. The HNA projects housing demand to 2040 by income level and includes recommended approaches and strategies to increase the supply of needed affordable housing. The City also prepared an Economic Opportunities Analysis to project job growth by industry sectors. The final documents are due at the end of April and provide the foundation for the City to evaluate land needs, development standards, policies, and programs to address housing needs, including housing affordability. The City will be required to comply with House Bill 2003, which will require the City to prepare a housing production strategy. Albany will also be required to comply with House Bill 2001 by June 2022. House Bill 2001 will require the City to allow duplexes and missing middle housing in areas zoned for single-family dwellings. It is possible that increasing variety in housing types will increase the supply of affordable housing.

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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 2020 will help the City assess affordable housing policies and develop strategies for implementation.

The Albany median family income increased by 18.5 percent between 2018 and 2020, from $57,900 to $68,600 in 2020. Hopefully rising incomes and continued economic development efforts will reduce economic barriers to housing affordability for residents.

The City economic development 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. The housing and economic needs analyses will help the City better plan for residential and employment growth and will help the City understand needs of area businesses.

2019 CDBG carryover 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. 2020 CDBG funds will continue the City grant program to Albany microenterprises to offset costs to expand businesses and create low-mod jobs.

The CARES Act funds included as an amendment to the 2019 Action Plan will provide emergency assistance to local businesses and emergency housing assistance to low- and moderate-income residents. Hopefully these funds will help keep residents employed or paid during the novel coronavirus pandemic and will provide support to keep people in housing.

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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 is an eligible activity, and two agencies are actively looking for property; however, 2020 funds were not allocated to this activity due to timeliness of spending 2020 funds and other priority needs. The City and agencies are hopeful an affordable housing development will be ready for funding in the 2021 and 2022 program years, so that activities get underway within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2020 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.

As discussed above, the City hopes to allocate CDBG funds to acquire property for new affordable housing. Albany Area Habitat for Humanity and Creating Housing Coalition are actively looking for land

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for the development of affordable housing through acquisition, clearing, rehabilitation, or public improvements. 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 residents 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 2020 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 tables 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 2020 with current year

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and prior year CDBG resources through the following two programs:

- Funds to support microenterprise and small business development 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 and CDC members look 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 2020 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in 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.
- Support City Solutions Team and CHANCE (Communities Helping Addicts Negotiate Change Effectively) – CHANCE works closely with social service, health and housing agencies to help the most vulnerable residents get into housing and supportive programs.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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(l)(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 percent 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 anticipates 95 percent of CDBG funds, excluding program administration, will be used to benefit persons of low-and moderate-income in the 2020 program year and for prior year carryover funds.

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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 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 $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
1	Prevent and Respond to COVID-19	2019	2022	Non-Homeless Homeless Economic Development	Citywide	Keep residents safely housed Retain jobs, sustain businesses Provide critical supplies and services	$105,000 $110,000 $5,804	Low/Moderate Income Households assisted: 30 Jobs created/retained: 10 Businesses assisted: 10
2 ~~5~~	Create Economic Opportunities	2018	2022	Economic Development	Citywide	Enhance economic opportunities for LMI residents and retain jobs	$38,000 $89,311	Jobs created/retained: ~~3~~ 13 jobs Businesses assisted: ~~5~~13 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
~~2~~ 5	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
~~1~~	~~Create affordable housing opportunities~~	~~2018~~	~~2022~~	~~Affordable Housing~~ ~~Homeless~~ ~~Non-Homeless~~ ~~Special Needs~~	~~Census Tract 204, 205, 208.1 208.2~~	~~Increase affordable housing opportunities~~	~~CDBG: $89,311~~	~~Rental units constructed: 6 Household Housing Unit~~ ~~Buildings Demolished: 1 Buildings~~

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. 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	Prevent and Respond to COVID-19
	Goal Description	Prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses.

AP-35 Projects – 91.220(d)

#	Project Name
1	2019 Affordable Housing
2	2019 Youth Shelter Services
3	2019 ~~SOV~~ Emergency Shelter Operations
4	2019 ~~Shelter Employment Coordinator~~Emergency Housing Assistance
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 and Support
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 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. –The 2019 Project #4 will be replaced with Emergency Housing Assistance, and projects #1 and #9 are being modified to address changing priorities.

4	**Project Name**	Emergency Housing Assistance
	Target Area	Citywide
	Goals Supported	Prevent and Respond to COVID-19
	Needs Addressed	Prevent homelessness, help low-mod residents at risk of eviction, retain jobs and businesses, help businesses recover from impacts of COVID-19
	Funding	$105,000
	Description	Emergency housing assistance to pay monthly rent or mortgages
	Target Date	6/30/2021
	Number and type of families that will benefit from the proposed activities	30 low-mod households
	Planned Activities	Up to 3 months of emergency housing assistance to households earning less than 80 percent of Albany area median income.
9	**Project Name**	2019 Small Business Development and Support
	Target Area	Citywide
	Goals Supported	Create economic opportunities; Prevent and Respond to COVID-19
	Needs Addressed	Enhance economic opportunities for LMI residents; retain jobs and businesses, help businesses recover from impacts of COVID-19
	Funding	~~CDBG: $18,000~~ $217,311 ($110,000 CARES Act, $89,311 reallocated)
	Description	1. The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) will provide~~s~~ training and technical assistance to Albany entrepreneurs, microenterprises and small businesses. ($18,000) ~~1.~~2. Emergency Small Business Loan Program - $199,311 to help small businesses with 40 or fewer employees impacted by COVID-19.
	Target Date	6/30/20~~20~~21
	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, and/or receive an emergency loan. The outcome is retained or created jobs.
	Location Description	Citywide and Linn Benton Community College, 6500 Pacific Boulevard SW, Albany, OR 97321

	Planned Activities	Provide ~~low and moderate income~~ eligible Albany residents and businesses with ~~residents that are entrepreneurs or business owners with business~~ free or low cost courses, advising, ~~and~~ technical assistance, or emergency grants to support business growth and create or retain low-mod jobs ~~for LMI residents~~.
1	**Project Name**	2020 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~~ $120,000
	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, which has a waiting list.
	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~~Most houses needing repair are located 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 n~~No-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.

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	26
Special-Needs	0
Total	26

Table 1 - One Year Goals for Affordable Housing by Support Requirement

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

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
2018 ACTION PLAN SUBSTANTIAL AMENDMENT #1

SUMMARY OF AMENDMENTS:
Reallocate unspent $65,000 in the 2018 Action Plan to emergency small business support ($29,000) and housing rehabilitation ($36,000).

PURPOSE OF PROPOSED AMENDMENTS:
Due to lack of demand for down payment assistance funds and no timely project for property acquisition funds, the City proposes to shift unspent funds to emergency business support due to the coronavirus pandemic, and to help fund the 2020 application for housing rehabilitation program funding, which has a waiting list.

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

2018 annual goals are proposed to be reordered and modified to address changing community needs.

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Small Business Support	2018	2022	Economic Development	Citywide	Support small businesses, create/retain Jobs	$29,000	Jobs created/retained: 3 Businesses Assisted: 3
2	Preserve Affordable Housing	2018	2022	Affordable Housing	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Improve Livability of Affordable Housing	$90,000 **+$36,000** $126,000	Homeowner Housing Rehabilitated: ~~3~~ 4 Housing Units

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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. The original 2018 Plan goal is being replaced with the goal below to respond to needs and impacts caused by the coronavirus pandemic.

1	**Goal Name**	Small Business Support
	Goal Description	*Help small businesses respond to the impacts of the coronavirus to retain or create jobs.*

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 2018. 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 Information.

#	Project Name
1	~~2018 Homebuyer Assistance~~ Small Business Support
2	~~2018 Property Acquisition and Clearance~~
3	2018 Housing Rehabilitation
4	2018 Youth Shelter Case Management Services
5	2018 Emergency Shelter Operations
6	2018 Child Abuse Prevention Services
7	2018 Food and Furniture Distribution
8	2018 Senior Companion Program
9	2018 Microenterprise Development
10	2018 Sunrise Park Public Improvements
11	2018 Sidewalk and Curb Ramp Program
12	2018 CDBG Administration and Planning

Table 14 – Project Information

AP-38 Projects Summary Information

Remove content in original Projects #1 and #2, add new Project #1 and revise Project #3

1	**Project Name**	**Small Business Support**
	Target Area	Citywide
	Goals Supported	Enhance Economic Opportunities
	Needs Addressed	Create and retain jobs
	Funding	CDBG: $29,000
	Planned Activities	Low-interest loans to small businesses
	Target Date	December 31, 2020
	Estimate the number and type of families that will benefit from the proposed activities	Three businesses
3	**Project Name**	**2018 Housing Rehabilitation**
	Target Area	Citywide
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Improve the condition and livability of existing affordable housing
	Funding	CDBG: $~~90,000~~ $126,000
	Description	This activity will provide housing rehabilitation services to preserve housing occupied by LMI households and will improve housing conditions and longevity and will reduce housing-cost burden for the benefiting household.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	~~Three~~ Four LMI households will benefit from this activity

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ALBANY 2018-2022 CONSOLIDATED 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 2018-2022 Consolidated Plan.
B. **2019 Carryover Funds** – Reallocate undistributed 2019 program year funds to emergency small business loans.
C. **2018 Carryover Funds** – Reallocated $65,000 2018 program year funds to emergency small business support ($19,000) and housing rehabilitation ($36,000).

BACKGROUND AND PURPOSE OF PROPOSED AMENDMENTS:

The 2018-2022 Consolidated Plan (Con Plan) was prepared in Fiscal Year 2017-2018. Since that time, the City has seen an increase in home prices, rents, land costs, and a dwindling supply of medium density land. And most recently, impacts due to the novel coronavirus (COVID-19). Amendments are proposed to reorder strategic plan goals and priorities and update projected outcomes and funding.

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 Con Plan will be updated to include emergency response to COVID-19 as a Con Plan priority and goal, and the proposed funding distribution and performance measures for associated activities.

   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.

B. **2019 Carryover Funds -** Reallocate $89,311 to emergency business loans from property acquisition. Due to no timely project for the use of the property acquisition funding, and local emergency needs arising over the last two months, the City proposes to reallocate funds to emergency support for small businesses.

C. **2018 Carryover Funds** - Due to lack of demand for down payment assistance funds and no timely project for property acquisition funds, the City proposes to shift unspent funds to emergency business support due to the coronavirus pandemic, and to help fund the 2020 application for housing rehabilitation program funding, which has a waiting list.

CON 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 Con Plan sections***

are shown.

Staff Comments: Add Goal 8 and modify Goal 5.

ES-05 Consolidated Plan Goals

The following goals and objectives were identified and developed through agency consultations, citizen participation, community partnerships and capacity, and area resources.

GOAL 1: Create affordable housing opportunities through property acquisition, redevelopment and homebuyer down-payment assistance programs.

GOAL 2: Preserve and improve Albany's affordable housing through housing rehabilitation and weatherization programs.

GOAL 3: Reduce and prevent homelessness by providing housing and public services.

GOAL 4: Provide Albany's special needs and low and moderate-income residents with needed public services by supporting service agencies that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities, homeless, elderly, and agencies that further fair housing.

GOAL 5: Enhance economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create or retain jobs principally for low- or moderate-income residents.

GOAL 6: Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.

GOAL 7: Remove blighting influences to revitalize and strengthen neighborhoods by investing in the City's critical public infrastructure and housing needs.

GOAL 8: Prevent, prepare for, and respond to the impacts of the novel coronavirus on individuals, families, and businesses.

SP-25 Priority Needs

Staff Comments: Add COVID-19 priority and reorder priorities.

1	**Priority Need Name**	Prevent and respond to impacts of COVID-19
	Priority Level	High
~~5~~2	**Priority Need Name**	Enhance economic opportunities for LMI residents
	Priority Level	~~Low~~High
~~2~~3	**Priority Need Name**	Improve Existing Affordable Housing
	Priority Level	High
~~3~~4	**Priority Need Name**	Reduce Homelessness
	Priority Level	High
~~4~~5	**Priority Need Name**	Help non-homeless residents with special needs
	Priority Level	~~Low~~Medium
~~1~~6	**Priority Need Name**	Increase affordable housing opportunities
	Priority Level	~~High~~Medium
~~6~~7	**Priority Need Name**	Improve access to opportunities

	Priority Level	Low

SP-45 Goals Summary – 91.215(a)(4)

Staff Comments: Add COVID-19 goal.

	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 Tracts 204, 205, 208.1, 208.2	Increase affordable housing opportunities Reduce Homelessness	CDBG: $~~566,700~~ $250,000	Homeowner Housing Added: ~~2~~ 1 Unit~~s~~ Direct Financial Assistance to Homebuyers: ~~10~~5 Households Assisted Property Acquisition: 1 ~~Buildings Demolished: 2 Buildings~~
2	Preserve affordable housing	2018	2022	Affordable Housing	Census Tracts 204, 205, 208.1, 208.2	Improve Existing Affordable Housing	CDBG: $~~4~~700,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: $~~150,000~~ $180,000	Homeless Person Overnight Shelter: ~~5~~600 Persons Assisted Homelessness Prevention: ~~10~~ 50 Persons Assisted
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Citywide	Reduce Homelessness Help non-homeless residents with special needs	CDBG: $~~118,600~~ $150,000	Public service activities other than Low/Moderate Income Housing Benefit: ~~250~~ 4,000 Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create economic opportunities	2018	2022	Economic Development	Citywide	Enhance economic opportunities for LMI residents	CDBG: $~~95,600~~ $300,000	~~Homelessness Prevention: 50 Persons Assisted~~ Jobs Created/Retained: 20 jobs Businesses assisted: 20~~10~~ Residents assisted: 30
6	Improve access to opportunities	2018	2022	Non-Housing Community Development	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve access to opportunities	CDBG: $178,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Respond to COVID-19	2018	2022	Economic Development Housing Homeless Non-Homeless Special Needs Planning and Administration	Citywide	Mitigate economic and housing impacts of COVID-19 Prevent spread of COVID-19	$220,804	Businesses Assisted: 10 Households Assisted: 30

Table 1 – Goals Summary

Goal Descriptions Table

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. Goal 5 is proposed to be updated below and Goal 7 is proposed to be added to respond to needs and impacts caused by the coronavirus pandemic.

5	**Goal Name**	Create economic opportunities
	Goal Description	Create economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create or retain jobs principally for low- or moderate-income residents.
1	**Goal Name**	Prevent and Respond to COVID-19
	Goal Description	Prevent, prepare for, and respond to the impacts of the coronavirus on individuals, families, and businesses.